



DERBYSHIRE'S
— *Village and Country* —

3 Old Farm Close, Merriott, TA16 5AG

Stunning 4-Bedroom Detached Home in Private Cul-de-Sac – Backing onto Farmland in Merriott, Somerset.

Tucked away in an exclusive private cul-de-sac and enjoying views over open farmland, this beautifully presented four double bedroom detached house offers spacious, modern family living in a peaceful village setting.

Built in September 2022, this individual architect designed home built to a high standard by a local builder boasts a thoughtfully designed layout and high-quality finish throughout. The welcoming entrance hall leads to a large double-aspect kitchen/dining room, perfect for entertaining, with French doors opening onto the rear garden. A utility room, and cloakroom offer practical convenience, while a study provides the ideal space for home working. The generously sized lounge, also double aspect, features French doors to the rear, flooding the space with natural light and making the most of the tranquil views.

Upstairs, a stylish landing with glass balustrade leads to a master bedroom with en-suite, three further double bedrooms, and a contemporary four piece family bathroom.

Outside, the property benefits from a private rear garden backing onto farmland, offering a sense of space and privacy rarely found. A driveway and double garage complete this exceptional home.

Early viewing is highly recommended to fully appreciate the setting, space, and quality on offer



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
99	100*		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

- Detached 4 Bedroom House
 - Double Garage
- Driveway Parking for Several Cars
 - High Quality Finish Through-Out
 - Solar Panels
- Underfloor Heating to the Ground Floor
 - Private Cul-de-Sac Location
- Space for a Large Caravan/Motorhome
- Individual, Architect Designed Propertyt
 - Chain Free

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Guide Price £565,000

ENTRANCE HALL

14'1" max x 7'5" max (4.31 max x 2.27 max)

Entrance hall with solid wooded floor, stairs to the first floor and doors to sitting room, kitchen diner and cloakroom. Housed underfloor heating connections.

SITTING ROOM

19'4" max x 11'7" max (5.90 max x 3.55 max)

With window to the front aspect and French doors to the rear aspect opening onto a decked area to the rear garden.

CLOAKROOM

7'5" max x 6'1" max (2.27 max x 1.86 max)

Window to the rear aspect, low level WC and vanity wash hand basin. Double storage cupboard.

KITCHEN DINING ROOM

18'6" max x 14'2" max (5.64 max x 4.33 max)

Window to the front aspect, French doors opening to the rear garden ideal for alfresco dining. Fully fitted kitchen with Quartz worktops, Ceramic sink with inset drainer, electric induction hob with extractor hood over, eye level double oven and solid wood flooring throughout.

UTILITY ROOM

8'1" max x 6'2" max (2.48 max x 1.89 max)

Window and door to the side aspect, kitchen unit with work surface over and inset stainless steel sink drainer, combination boiler and door to the study.

STUDY

10'10" max x 7'7" max (3.31 max x 2.32 max)

Window to the rear aspect, doors to the utility room and dining area.

FIRST FLOOR LANDING

16'3" max x 12'7" max (4.97 max x 3.86 max)

Window to the front aspect, wooded and glass balustrade airing cupboard, storage cupboard, doors to all first floor rooms.

MASTER BEDROOM

14'8" max x 10'8" max (4.48 max x 3.27 max)

Window to the front aspect, double built in wardrobe, door to the en-suite shower room.

EN-SUITE SHOWER ROOM

8'7" max x 5'6" max (2.63 max x 1.69 max)

Fully tiled with low level WC, wash hand basin, double shower cubicle, storage shelving and inset spot lights.

BEDROOM TWO

11'8" max x 10'4" max (3.56 max x 3.15 max)

Window to the rear aspect.

BEDROOM THREE

11'2" max x 9'10" max (3.42 max x 3.01 max)

Window to the rear aspect.

BEDROOM FOUR

11'8" max x 8'9" max (3.56 max x 2.68 max)

Window to the front aspect.

FAMILY BATHROOM

11'7" max x 8'1" max (3.54 max x 2.48 max)

Window to the rear aspect, free standing bath with mixer taps over, corner shower cubicle, low level WC and vanity wash hand basin.

DOUBLE GARAGE

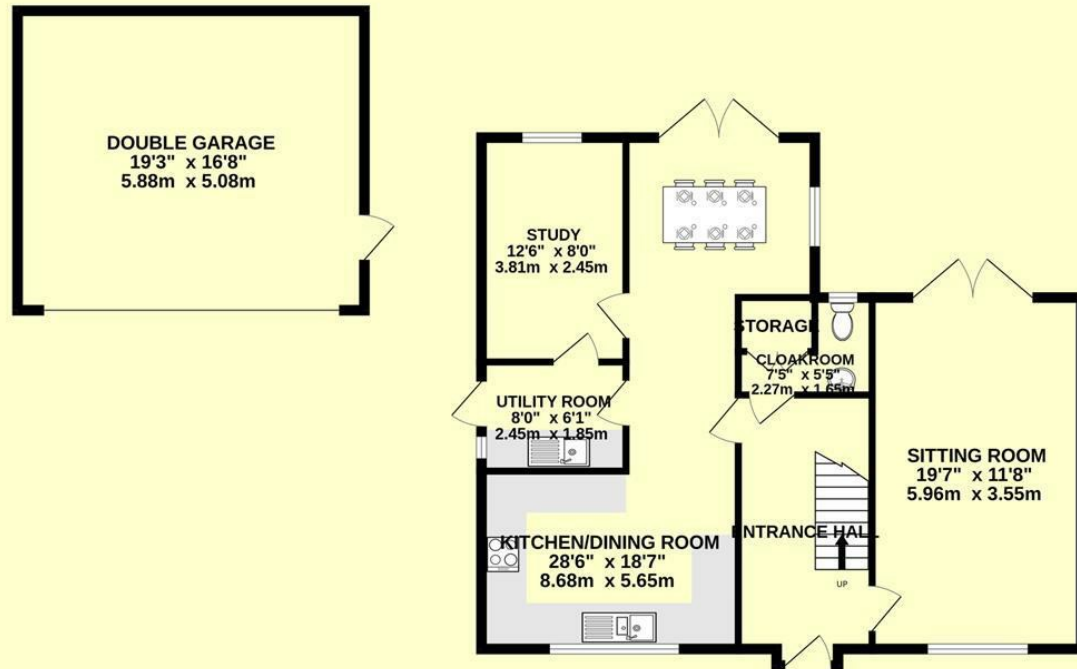
19'0" max x 16'7" max (5.80 max x 5.08 max)

With electric double door to the front aspect and pedestrian door to the side.

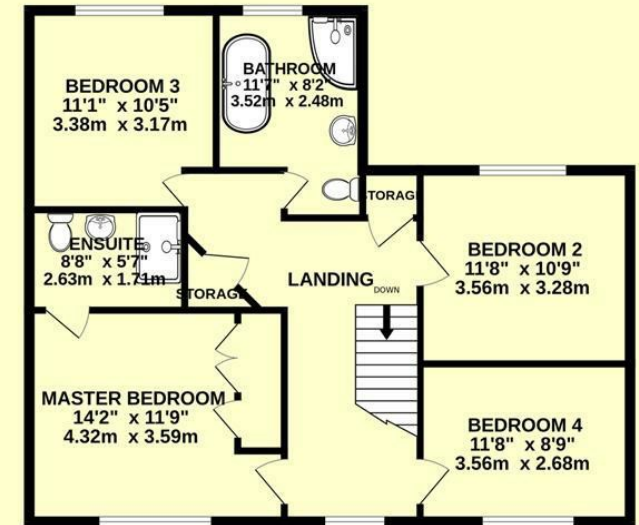
OUTSIDE

The property is situated within a small private cul-de-sac and is accessed via a shared gravel driveway. To the side of the property there is a private gravel driveway offering parking for several cars which could easily accommodate a large caravan/motorhome, the driveway leads to a double garage with electric door with remote fob. To the rear of the property is a semi-enclosed rear garden with lawn and decking areas and views across farmland.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions -





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