

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OVERLEIGH HOUSE, STREET, SOMERSET, BA16 0TJ







**OVERLEIGH HOUSE,  
STREET, SOMERSET, BA16 0TJ**

A handsome and highly impressive period house standing in mature grounds and enjoying a quiet setting in a prime area of Street.

The house, not listed, has a Palladian style south facing elevation and extensive accommodation (6,000 sq.ft.) which provides ample space for the primary household with scope for a self contained annexe if required.

The accommodation includes a grand reception hall, drawing room, sitting room, a dining room with an archway into a fitted kitchen and also a cloakroom, laundry and boot room. An integral west wing includes a hall, cloakroom, sitting room (or bedroom), kitchen, storeroom and bedroom.

On the first floor are a master suite (with dressing room and shower room), a further 6 bedrooms, 2 bathrooms and an en suite shower room.

On the second floor are a bedroom, shower room and a living room with kitchenette facilities.

In all the house has 8 bedrooms and 5 bath or shower rooms and the ground floor apartment.

Outside are outbuildings and beautiful mature grounds of over an acre.

**Location**

Overleigh House is an excellent residential area, discreetly positioned well away from busy roads but in walking distance of Millfield School and indeed the town itself.

The property is approached from a quiet lane by its own drive which leads to a parking courtyard next to the house.









### **Description**

The house enjoys a sheltered position on its own mature grounds and perhaps for this reason it has not been listed.

It is a large, detached building of stone construction and which faces south into the gardens. Internally it retains many period details with oak flooring, large fireplaces, panelling, window shutters and an elegant staircase to a galleried landing.

There are spacious, but not over-large, reception rooms, a modern style kitchen with an archway linking it to a dining/living area, plenty of domestic offices and lots of bedrooms and bathrooms.

One part, integral to the house is described as the west wing and can provide a separate annexe if required. The number of rooms included with such an annexe is also flexible.

### **Accommodation in more detail**

The front door opens to a porch with a boot room with a loo. The main door leads into a large and splendid hall with a large bay window, panelling, a large stone fireplace, an inset wood burning stove and a fine staircase.

The adjacent drawing room is equally impressive having a rectangular bay window, French doors to the garden, and a fireplace flanked by fitted bookshelves and cupboards.

The next room is the dining/living room which has a fireplace, bookshelves, cupboards and an open archway into the kitchen. This has fitted units including a central island and appliances including a range cooker and dishwasher. Close by is a laundry and utility room with a rear doorway.

A door from the dining room leads into the south facing sitting room which has panelling with inset bookshelves and a fireplace with a wood burner.

















### West Wing

An inner hall with a cloakroom leads to the west wing with a bedroom/sitting room, a further bedroom and a fitted kitchen.

### First floor

The main staircase leads to a large galleried landing with fitted bookshelves and storage cupboards.

The principal bedroom has a southeast aspect with a large bay window and an en suite shower room. A door leads from the bedroom to a dressing room with built-in wardrobes and shelving.

Adjacent on the east side is a bedroom with an en suite shower room and beyond is a large family bathroom, which serves two further bedrooms.

A door leads to a secondary landing which is approached by back stairs from the inner hall. Off this landing are three bedrooms and a bathroom.

### Second floor

This is approached by a steep staircase from the main landing. On this floor is a bedroom and shower room and a living room with kitchen facilities.

### Outbuildings

These include a substantial store and two timber sheds needing repairs.









## **The grounds**

The grounds are an absolute delight and total over an acre and are mainly lawned with a wonderful selection of mature trees and shrubs. There are also several paved terraces close to the house and a well sheltered kitchen garden with fruit trees.

## **Tenure and other points.**

Freehold. Not listed.

Mains water, electricity, gas and drainage connected. Gas central heating.

EPC Band D. Council

Tax Band H.

## ***About the area***

*Street is a popular and busy town, mainly known for Millfield School and Clarks Retail Village. In addition, there are plenty of shops, indoor and outdoor swimming pools, a leisure centre, theatre and other good schools including Crispins and Strode College.*

*Castle Cary train station, which provides a main line link to London's Paddington, is about 12 miles distant.*

*Glastonbury is just a mile away, Wells a little further and Bristol, Bath and Taunton all within reach.*

*These all combine to give a fairly comprehensive range of commercial, sporting, cultural and leisure facilities.*

*Overleigh House is in a quiet and well-regarded residential area on the southern side of the town but still in walking distance of the school and other facilities.*

## **Directions**

Post code - BA16 0JT

What3words - caressed.public.hoofs

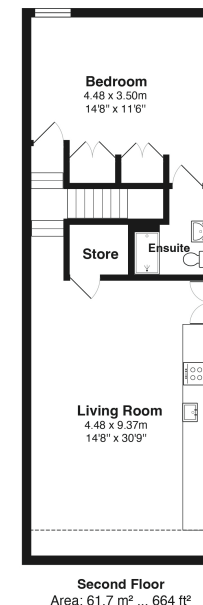
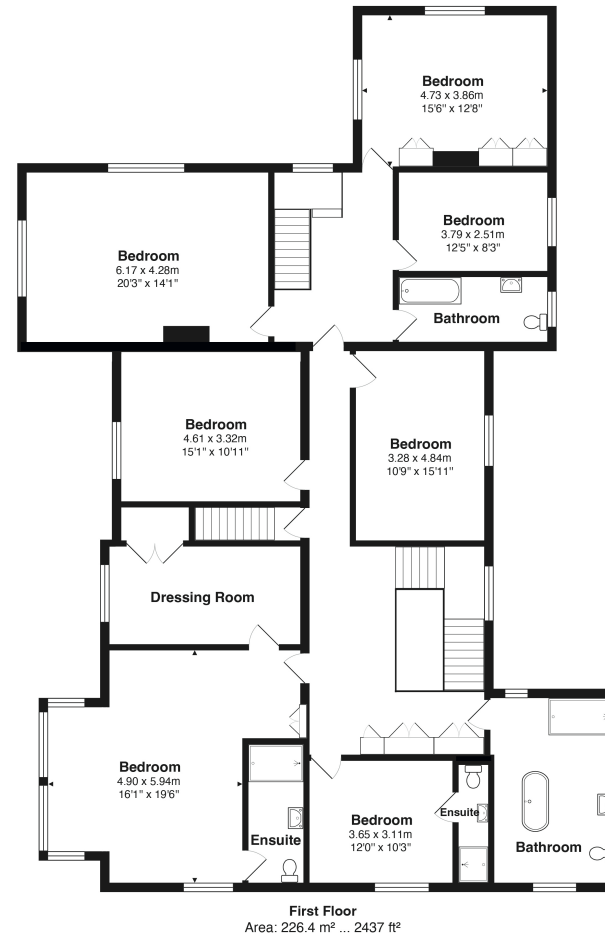
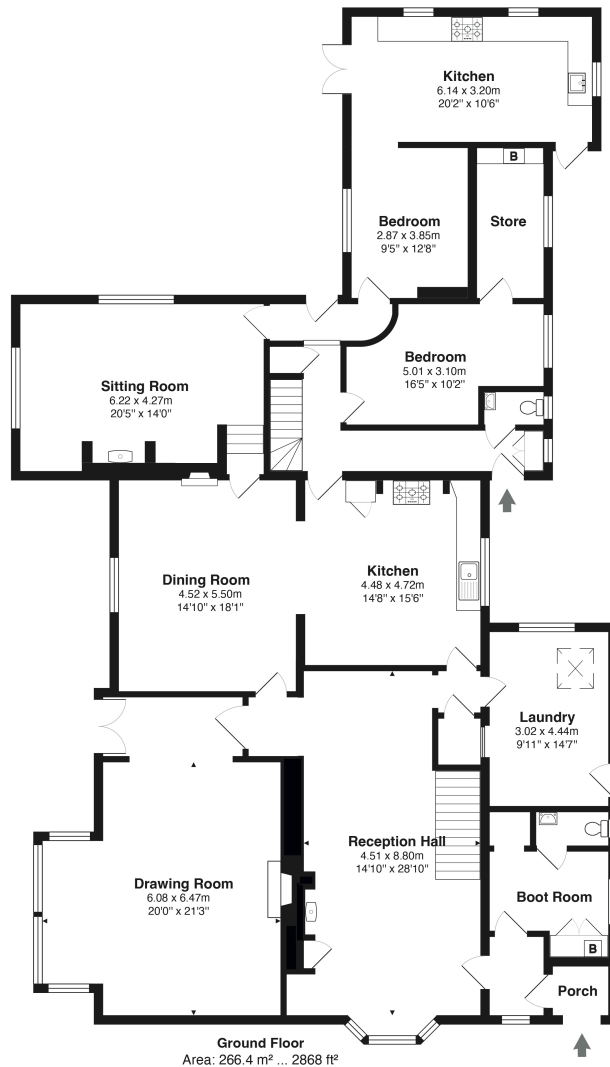




Overleigh House,  
Overleigh, Street



Approximate gross internal floor area of main building  
- 554.5 m<sup>2</sup> / 5,969 ft<sup>2</sup>



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