

# LODESTONE



6 Middle Leigh, Street







## 6 Middle Leigh, Street

BA16 0LA

Offers in the region of  
£575,000

6   
Bedrooms

3   
Bathrooms

2   
Receptions

### PROPERTY FEATURES

- Exceptionally spacious detached family home
- Conveniently situated close to the town centre amenities and Millfield School
- Two receptions
- Kitchen with dining area and wood burning stove
- Master bedroom with ensuite shower room
- 5 further bedrooms and 2 bathrooms
- Built in 2011 with dressed Blue Lias stone
- Attractive, private and low maintenance garden
- Detached garage and ample driveway parking









On the southern side of Street and just a short stroll from many schools including Millfield, 6 Middle Leigh is a smart double fronted, six bedroom family home offering generous accommodation, garage and off street parking for up to four cars.

This fabulous home built in 2011 and constructed of Blue Lias dressed stone is beautifully presented and extremely well set up for modern family living. With parking right outside the front door, you enter into the large hall with an attractive staircase, a cloakroom and the reception rooms leading off. The main reception room to the left is filled with light from the bay window and benefits from a gas fire standing ready to warm the coldest of evenings. This room is perfect to create a formal setting for entertaining family and friends, with double doors leading into the dining area at one end of the kitchen. The main kitchen doorway is at the end of the hall, and the kitchen is large and light with dining at one end complete with a modern log burner to create the perfect atmosphere for cosy kitchen suppers, and double doors out into the smart courtyard garden where dining under the stars in the summer months on the patio is a must. The kitchen is fully equipped with an electric oven, induction hob with extractor fan, dishwasher, microwave, integrated fridge freezer and granite worktops. A wooden worktop breakfast bar separates the dining area from the cooking space. A door leads from the kitchen into the perfect utility room with washer, dryer, sink and a door out into the garden, keeping the muddy essentials of country life conveniently out of the living space. Also off the kitchen is a fabulous second reception room with TV and sofas, creating a great space for family relaxation or a playroom close to the kitchen.







Upstairs on the first floor are four bedrooms off the spacious landing. The master features fabulous built-in wardrobes and an ensuite shower room. There are two further doubles and a smaller single room on this floor, all with built-in wardrobes and benefiting from the family bathroom with roll top tub. An extremely useful and large airing cupboard is also on this landing. Stairs lead on up to the second floor where two double bedrooms both feature balcony velux windows from which the most fabulous views of the Tor and the Mendip hills can be enjoyed. These bedrooms share an adjacent shower room and benefit from generous under eaves storage.

#### Outside

The garden is totally private and easy to maintain. It is partially laid to lawn and features a fabulous patio outside the kitchen doors. A garden gate leads to the private driveway and new garage with driveway parking in front of it, all behind lockable solid double gates at the front of the house.

#### Situation

Middle Leigh lies on the southern side of Street. Millfield senior school is just a short stroll away and the other Street schools are all nearby. Hecks Farmhouse Cider and Farm Shop is a close neighbour selling not only cider but local fresh fruit and veg, and there is a convenience store just a few doors away. Within walking distance of Street town centre where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks village Outlet, there is very much an edge of town vibe with countryside not far beyond. A modern health centre with a doctor's surgery, a dentist and many other health facilities are provided for as well as good access to





the M5 motorway and many local small towns as well as the vibrant city of Wells. There are two swimming pools in Street, one to be found at the Sports Centre and the hugely popular outdoor Lido on the High Street with its lovely grassy areas for picnics. The Strode Theatre offers excellent live performances as well as films and exhibitions. The nearby town of Glastonbury is steeped in history going back to the legends of King Arthur. There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and influential Abbeys. The magnificent Glastonbury Abbey ruins and the famous Glastonbury Tor attract tourists to the town and so although small, it is a thriving town and it is well served by markets and a huge range of festivities. It is one of the few towns that has managed to shun many of the main chain stores whilst still providing all the necessary shops, restaurants, cafes, doctors, pharmacies, dentists, a wealth of clubs and sporting facilities and supermarkets. Also nearby is Somerton, an old market town and one of the original capitals of Wessex and Wells, the smallest City in England, also with excellent schools is only 10 miles away. There are many Festivals throughout the area including many topics Literary, Music, Comedy and Food.

#### Schools

Street is well positioned for easy access to the many excellent schools including Millfield Senior School and the highly regarded Strode Sixth Form College (both within walking distance) and within a short drive of Crispin School as well as several good primary schools.

Services: Gas Central Heating, Mains Electricity, Mains Drainage

Local Authority: Somerset Council





Council Tax: Band E

EPC: Band C

Tenure: Freehold

Directions - BA16 OLA

What 3 Words: paper.describe.commuting

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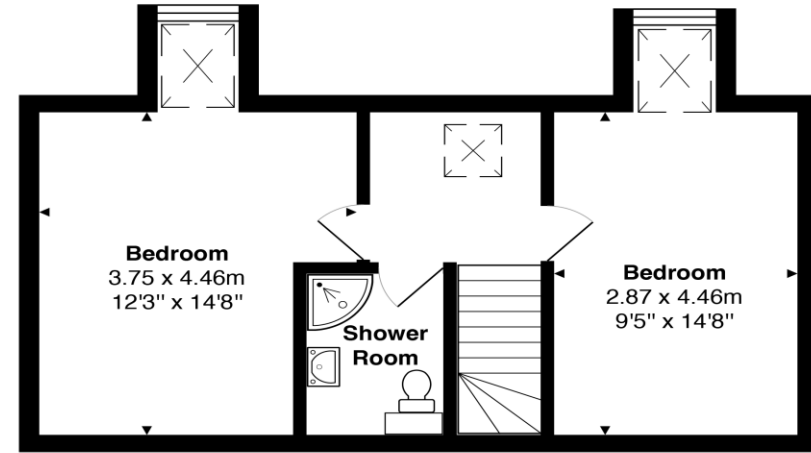
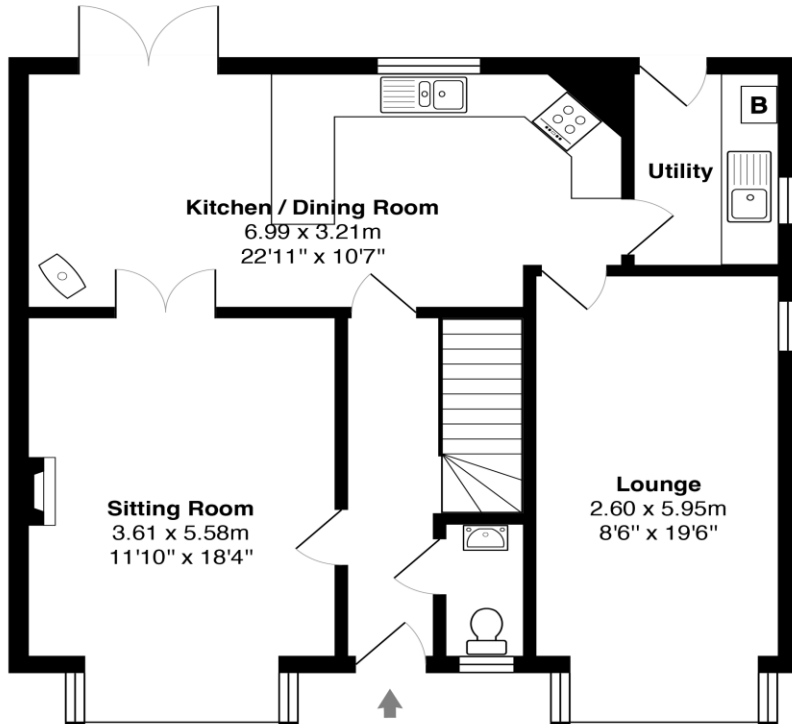
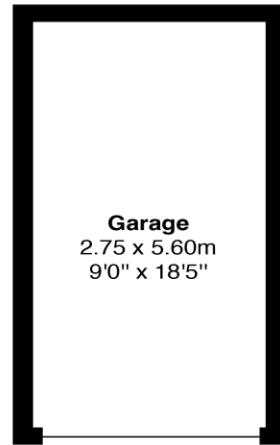




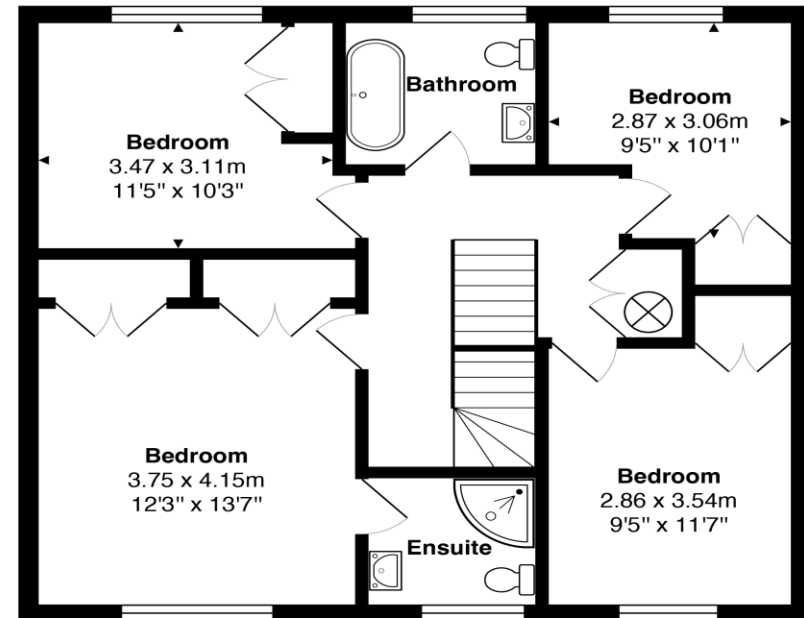
# 6 Middle Leigh, Street



Approximate gross internal floor area of main building  
- 188.9 m<sup>2</sup> / 2,035 ft<sup>2</sup>



**Second Floor**  
Area: 42.3 m<sup>2</sup> ... 456 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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