

LODESTONE



11 Apple Meadow, Battonsborough





11 Apple Meadow, Battonsborough

BA6 8FQ

Offers in excess of £390,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Pristine detached family home
- Desirable development in sought after village
- Edge of village location
- Pretty and neat south facing garden
- Single garage and parking
- Walking distance to village amenities such as village shop and playground





Set in a highly desirable development at the edge of one of Somerset's most well renowned villages, 11 Apple Meadow is a property of immense appeal. This is a home which has clearly been loved and maintained in a pristine condition. Having had only one owner since it was built approximately 7 and half years ago the property still feels like it has just been unwrapped.

The front door opens into a bright hall which leads you into the living room to the right, forwards to the kitchen / dining space or to the bedrooms on the floor above. The sitting room is bright and overlooks the front garden area. The kitchen is fitted to a high specification with shaker style units, quartz work tops and intergrated Smeg appliances. There is ample room for a well sized dining table to accommodate a family or a gathering of friends. This dining space overlooks the south facing rear garden which is accessible via French doors. Very conveniently, a sizeable cupboard under the stairs is accessed from the kitchen for further storage. The downstairs area of the home is completed with a guest cloakroom.

The first-floor features three bedrooms. The primary bedroom faces the front of the property with glimpses of Glastonbury Tor available from the large windows. This room is complete with an ensuite shower room.

A further two bedrooms overlook the rear garden. One is a generous double and the other a single or ideal home office. Both of these rooms are unusually bright and enjoy the benefit of being south facing. An airing cupboard with new boiler (Dec 2023) and a family bathroom with a shower over the bath, basin and loo are also located on this floor.

Outside

The rear garden is a delight with a patio area running the breadth of the house with direct access from the kitchen.





A neat border separates the patio from the lawned area, offering space to enjoy the garden, kick a ball, bounce on a trampoline or simply sit and enjoy the serenity.

At the rear of the lawned area is a gravelled section and small pretty garden shed. This area has been the scene of numerous evening bbqs. The garden is boarded with a mixture of small trees including flamingo trees, shrubs and flowering shrubs. It is a very pretty and serene space with the added benefit of being relatively low maintenance.

The front garden area is very neatly gravelled making it very versatile. To the left is a very useful single garage with electric door and additional parking space in front. To the side of the house is access to the rear garden with a gate and a discrete area for bins.

Situation

Baltonsborough is a lively and popular village in the heart of Somerset. The village hall is a hub for the community and hosts a wide variety of activities that include Bowls, Table Tennis and Yoga. Alongside is a playing field, sports pitches and a play park (with its own zip wire).

Other local amenities include a local pub, a Primary school and a new village shop which is proving very popular with the local community. Close by is Somerton (once the ancient capital of Wessex) that offers all the usual amenities of a market town including a choice of bars and restaurants and a small independent supermarket. Of particular note are the White Hart gastro pub as well as the Craft Chocolate Shop. The Old Town Hall now houses the ACE Arts Gallery and craft shop which presents a varied, stimulating programme of exhibitions and related events throughout the year.



Further shopping can be found in nearby Street (with its famous outlet stores at Clarks Village) and the historic city of Wells is just a short drive away. Local attractions include the Glastonbury festival, the Hauser and Wirth Roth Bar and gallery in Bruton, the Kingweston Golf Club and several good local pubs and restaurants. Bath and Bristol are both about an hour drive to the North.

There are good transport links to London and the South west via the A303. Castle Cary railway station, just 6 miles away, offers an excellent direct rail service to London in less than two hours.

Local schools include Baltonsborough village primary school, Strode College, Crispin School, Brookside Academy and The Blue school in Wells. Nearby independent schools include Millfield School (prep and senior), the Bruton schools, Wells Cathedral School (prep and senior), Hazelgrove and All Hallows Prep schools.

Other notes

There is a communal management charge which for 2024 was £201.00 paid in December 2023.

Directions

Postcode: BA6 8FQ
what3words: sushi.helped.month

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: D

Offers in excess of: £390,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard, brick construction with tile roof.

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Shared private LPG Gas supply

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Single garage and parking for two cars

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: The property has not flooded. According to the environment agency's website, the property is in an area at very low risk of flooding from river or sea and very low risk from surface water flooding.

Coastal Erosion Risk: N/A

Planning Permission: The vendor is not aware of any current planning permissions in the immediate area.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

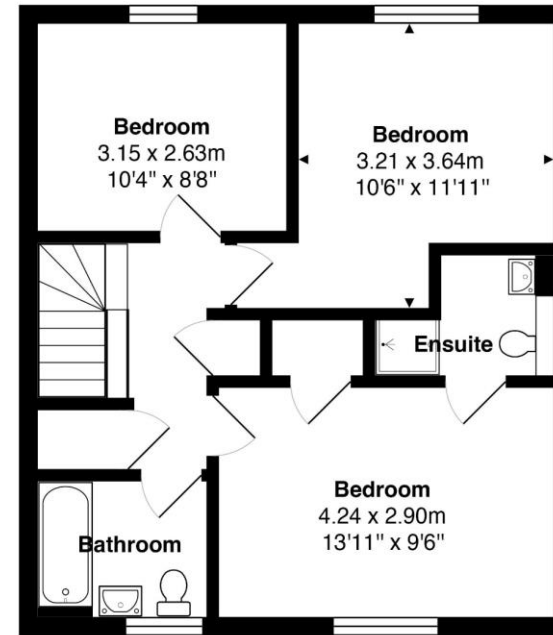
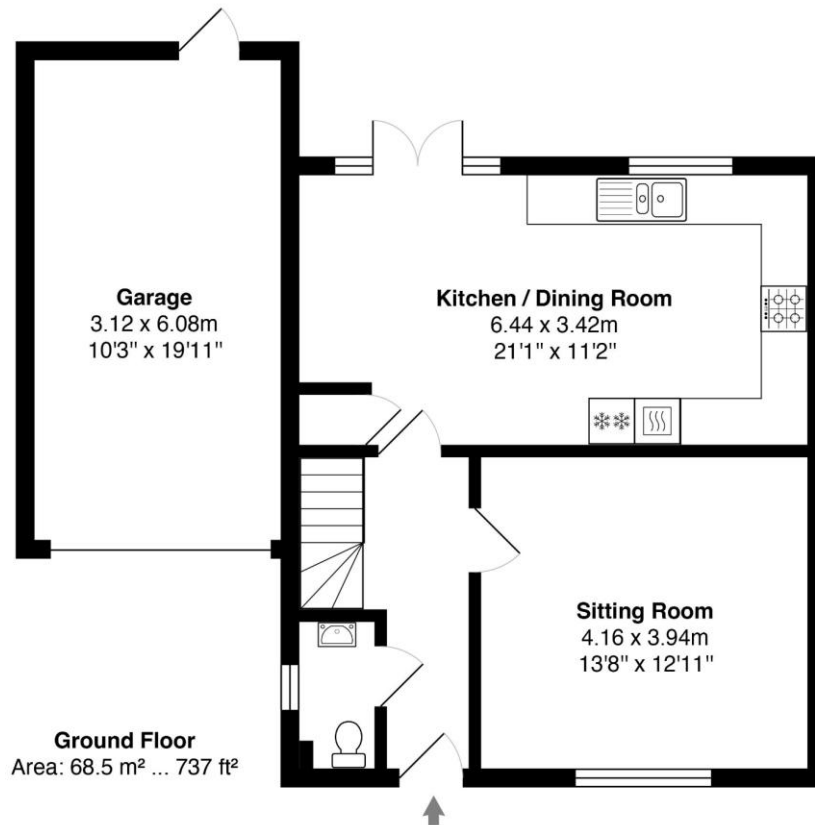
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



11 Apple Meadow, Baltonsborough

Approximate gross internal floor area of main building - 117.6 m² / 1,266 ft²



First Floor
Area: 49.1 m² ... 529 ft²



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.

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

