

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



AINTREE, BROADWAY ROAD, CHARLTON ADAM, SOMERTON, TA11 7AU



**AINTREE, BROADWAY ROAD, CHARLTON ADAM,
SOMERTON TA11 7AU**

A beautifully constructed 4 bedroom contemporary country property located in an exclusive development within this sought after village location. Aintree House is an exceptional and stylish home built in white Lias stone and positioned in a peaceful semi-rural location.

The accommodation has exemplary style and provides generous accommodation. The downstairs has a stunning streamlined kitchen, dining area/ family room, sitting room, utility, boot room, WC and access to the integral garage. The first floor has an elegant primary bedroom suite with apex window with spacious fitted wardrobes and ensuite shower room along with a further three double bedrooms, two with fitted wardrobes and one with ensuite.

Outside there is a large lawned garden & paddock area to the rear providing views across open countryside containing a large fully insulated office / garden room currently being used as a gym. There is a large driveway to the front with automated gates providing parking for several cars and a large single garage.

ACCOMMODATION

Aintree House is a 4 bedroom premium village home with spacious accommodation, a strong design aesthetic and great attention to detail permeate throughout this property. The front door opens onto an entrance hall which is lit via accent LED lighting to the stairs. The hallway leads into the hub of the home which is an expansive and elegant contemporary open plan kitchen/ dining / sitting room. The kitchen is fitted with fully integrated Bosch appliances to include dual oven, electric hob and Amica wine fridge.





Featuring quartz worktops, streamlined handleless units, a useful central island which provides plenty of seating, whilst there is still lots of space for a large dining table. The entirety of the spacious rear ground floor living accommodation is surrounded by full height glass doors and windows, with French doors to the kitchen, dining areas and bi-folding doors to the sitting room area which provide far reaching views over the rear garden towards open countryside.

The sitting room bi-folding doors open onto a spacious paved terraced area, perfect for al-fresco dining. A newly equipped studio / garden room provides a quiet location for work or relaxation, and there is a conveniently located cloakroom with utility and a separate boot room area.

To the second floor there is a large primary bedroom suite with a stunning apex window to take in the far reaching semi-rural views, a dressing area with fitted wardrobes and a luxurious en-suite shower room. There are a further three double bedrooms, two with fitted wardrobes and one with en-suite shower.

Outside Automated gates, add security and privacy to the property, opening onto the driveway which lies to the front of the house and provides parking for several cars and a large single garage with electric doors.

The rear garden backs onto open countryside and is currently a large expanse of lawned area, with the opportunity to create one's own country idyll. A generous paved terrace provides an excellent spot for al fresco dining and there is a very useful purpose-built garden studio and office.





ABOUT THE AREA

The village of Charlton Adam has a parish church, village hall and a village shop with post office. The village lies just 3 3/4 miles from Somerton a thriving Somerset town, with a selection of shops, cafes and pubs. There are several local village schools to choose from as well as the nearby private schools of Millfield (6 1/2 miles), Hazelgrove Prep School, Sherborne Schools and Bruton Schools. There are very good commuting links to be found with mainline station to London Paddington at Castle Cary (8 1/2 miles) and from Sherborne to London Waterloo, in approx 2 1/4 hours. Bristol and Exeter airports are approx an hour's drive away.

SERVICES

Mains electricity, water, drainage and air source heating.

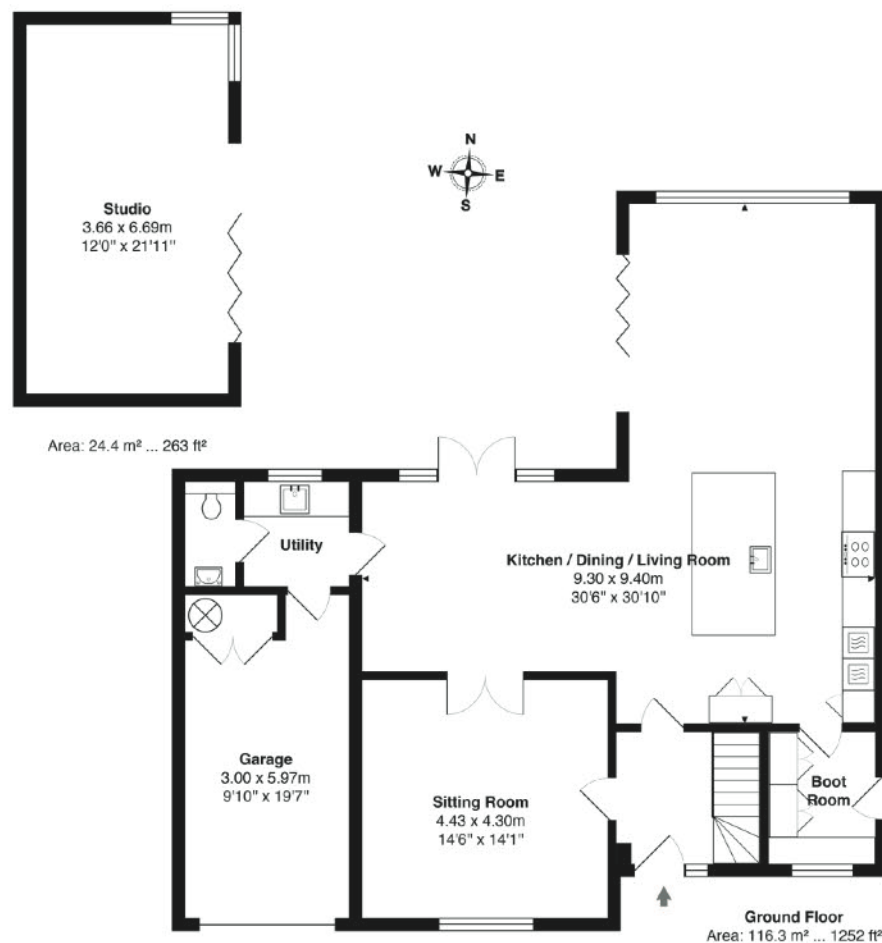
EV car charging point.

Tenure: Freehold Energy Performance

Rating: B Council Tax

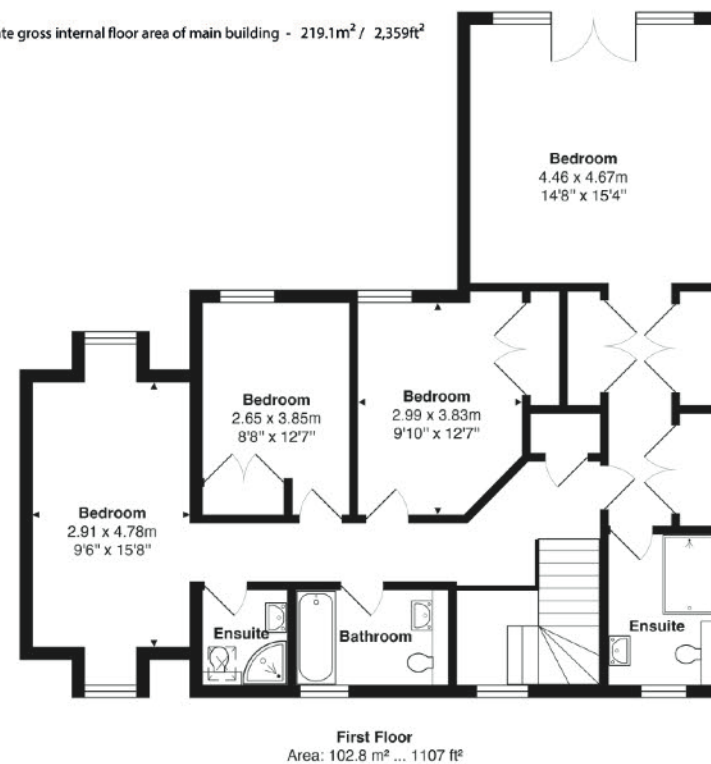
Band: F





Aintree House, 5 The Paddocks, Charlton Adam

Approximate gross internal floor area of main building - 219.1m² / 2,359ft²



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

