





£675,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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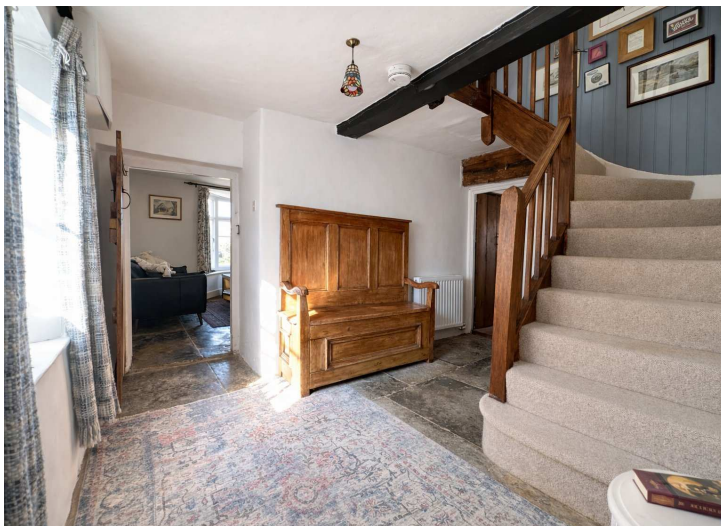


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Energy
Rating

Exempt

Council Tax Band F



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Market Place, Somerton, turn left onto Broad Street and take the second exit at the mini roundabout onto Horse Mill Lane. At the end of the road, turn left onto Lodge Hill, then take the next right onto B3153. Turn right onto Kingweston Road, follow the road down and the property will be on your left, just before the turning onto Peddles Lane.

Description

A charming and beautifully presented detached Grade II listed thatched cottage, believed to date back to the 17th century, situated on the edge of this popular village.

Rich in character and history, the property retains a wealth of original features including flagstone flooring, exposed stone walls, ceiling beams, roof trusses and impressive fireplaces, with some internal doors believed to date as far back as the 15th century.

The accommodation is both versatile and well-proportioned, comprising a welcoming entrance hall, breakfast room, fitted kitchen with adjoining pantry and utility, and a spacious sitting room and snug. A further reception room provides flexibility as a home office or fourth bedroom, with the benefit of a ground floor shower room.

To the first floor are three generous double bedrooms, complemented by two well-appointed bathrooms, all enjoying charming outlooks over the surrounding gardens.

Externally, the property is approached via a sweeping gravel driveway providing ample parking, leading to a detached stone garage/workshop. The mature gardens are a particular feature, extending to approximately three quarters of an acre, offering a high degree of privacy with well-established lawns, trees and planted borders. The current owner has simplified the garden in their ownership to a manageable level.

Location

Charlton Mackrell is part of 'The Charltons' which also includes the neighbouring village Charlton Adam. Together they offer a School, Church, Community Hall & Recreational field and pub. Somerton is approximately 3 miles west and offers typical everyday amenities including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Charlton Mackrell is well positioned for travel, close to the A303, A37 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.





Agents Note:

The property experienced surface water flooding in December 2023, attributed in part to the brook which runs along the front of the driveway and continues through the garden. Following this, the current owners have implemented a number of flood mitigation measures, including the installation of flood gates to external doors, the creation of a soak-away within the front garden, and raising the bank of the brook to help divert water away from the property. In addition, a back-up pump has been installed within the front garden drainage system. These measures have been put in place as a precaution, however, it should be noted that they have not yet been required in similar weather conditions. Prospective purchasers are advised to make their own enquiries in this regard.

- Detached Grade II listed thatched cottage with views
- Wealth of original period features
- Three/four bedrooms & three bathrooms
- Versatile living with multiple reception rooms
- Gas central heating and secondary glazing
- Gardens approaching $\frac{3}{4}$ acre
- Ample parking & garage/workshop
- Village location near Somerton, Street, Castle Cary & Yeovil transport links



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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

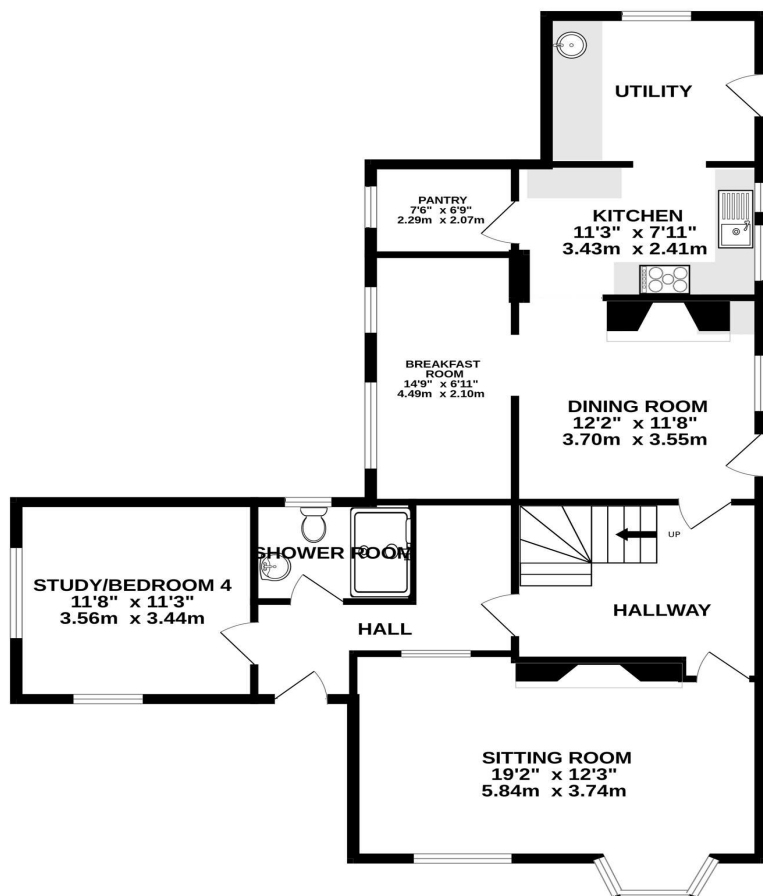
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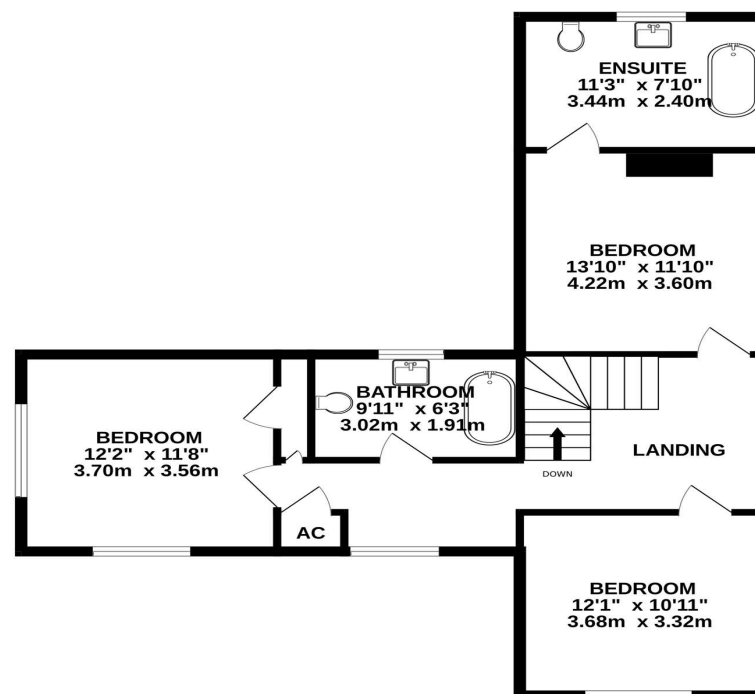
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GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.5 sq.m.) approx.

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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