



£349,950

At a glance...



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**holland
& odam**

Robins
Ham Lane
Compton Dundon
Somerset
TA11 6PQ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceeding from the town of Street follow the B3151 towards Somerton. After approximately 2.5 miles you will arrive at Compton Dundon. Follow the road along and take a right hand turn into Ham Lane, after a short distance, the property will be found on the left hand side and easily identified by our for sale board.

Services

Mains electricity, water and drainage are connected. Air source central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Compton Dundon is a rural village having 62 acres of beautifully managed woodland providing stunning countryside walks viewpoints, landscapes and wildlife yet still convenient for fantastic schools and local shops. The historic centres of Glastonbury and Wells, and Street, home to popular shopping destination Clarks Village are all on your doorstep and close to A37 connecting you to the coast in less than an hour. A highly regarded active village enjoying a pub, the Castlebrook Inn, a super village hall with playing field and children's play area, local cricket club and Church. The thriving town of Street provides an excellent range of shopping facilities and everyday amenities and home to prestigious Millfield School. The charming town of Somerton is also nearby, a popular market town with plenty of facilities, superb eating places and an art centre. Castle Cary Railway Station (London Paddington) 13 miles, A303 Podimore Junction 7 miles.

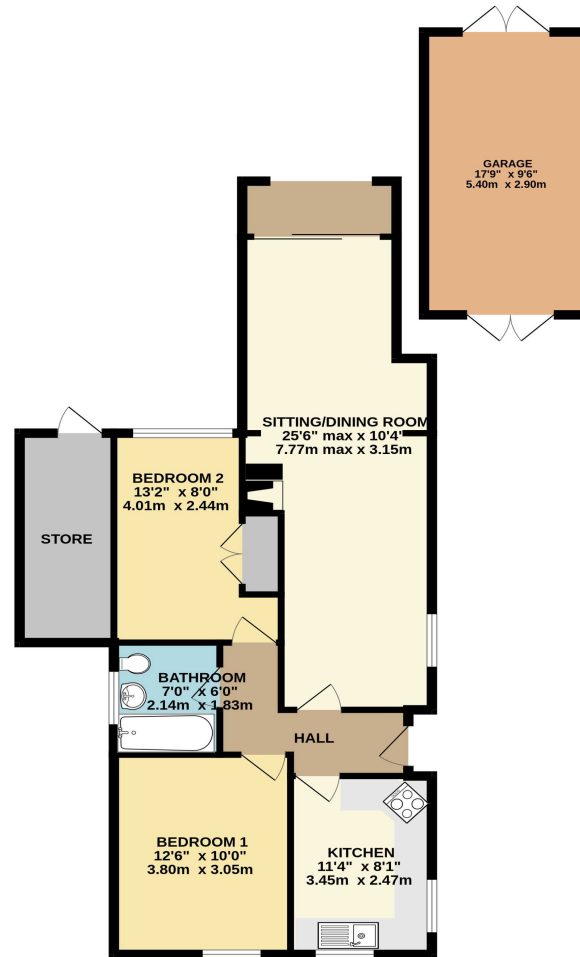
Insight

A well-proportioned two-bedroom detached bungalow offering delightful views towards nearby Dundon Beacon Nature Reserve. The property has been thoughtfully extended to create spacious and versatile accommodation with a useful addition of a utility/storage room. The property offers generous gardens with productive raised vegetable/ornamental beds, a garage and ample off-road parking, making it an ideal choice for those seeking a practical yet comfortable home.

- A beautifully presented detached bungalow set on a generous and private plot, offering excellent space, comfort, and potential for further enhancement.
- Extended living accommodation featuring an impressive inset multi-fuel burner, creating a warm and inviting focal point for the main reception area.
- Two spacious and well-proportioned bedrooms, each offering a comfortable and versatile living environment with plenty of natural light.
- Completely new heating system compatible with new high efficiency air source heat pump installed 3 years ago. No Smart meter.
- Benefiting from privately owned solar panels that contribute to lower running costs and improved energy efficiency for the home.
- Enjoy a delightful private and enclosed south-facing rear garden, perfectly positioned for sunlight throughout the day—ideal for outdoor dining, relaxation, or gardening.
- Generous garage and private driveway providing ample off-street parking, suitable for multiple vehicles and additional storage if required.



GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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