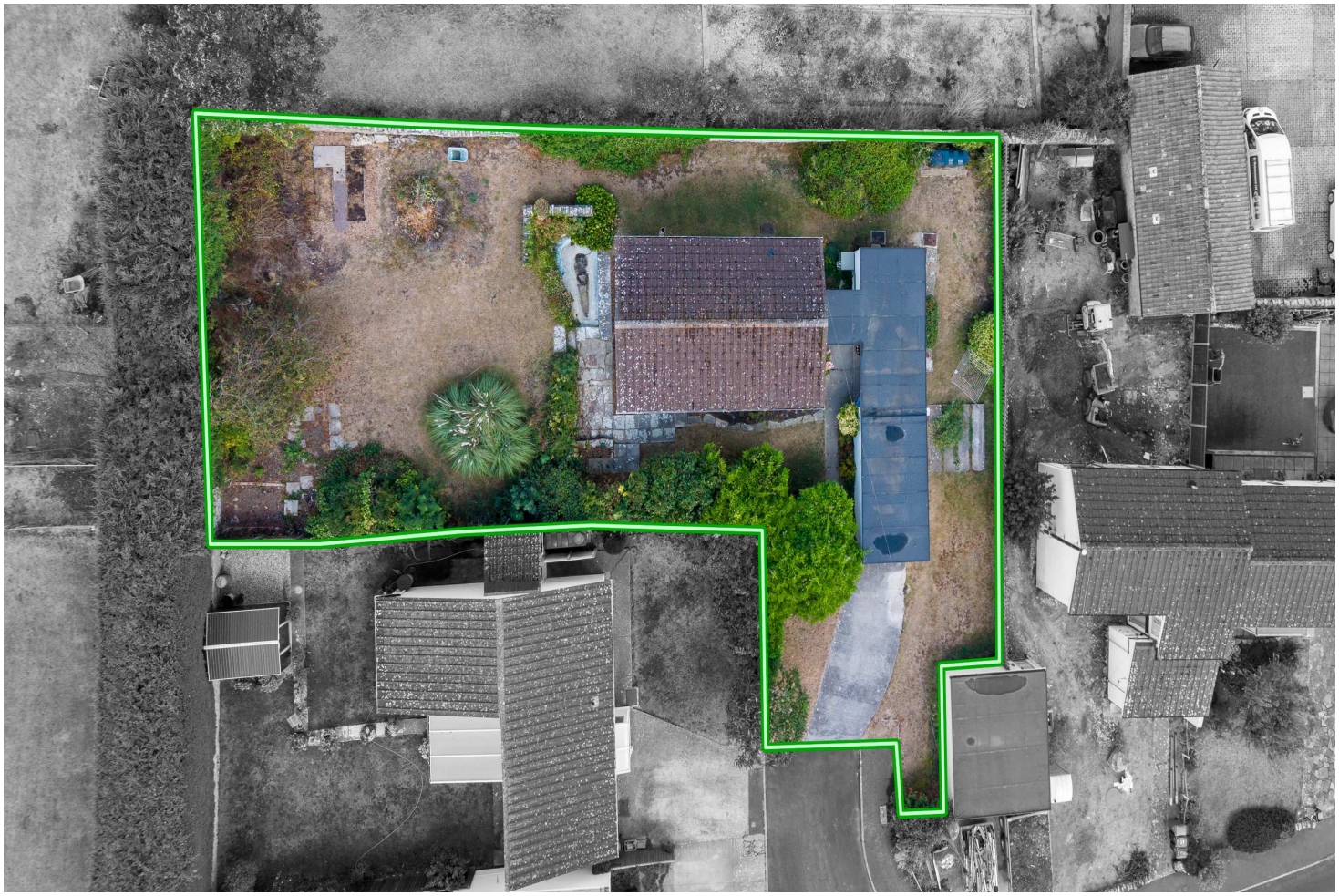


holland&odam 11 Barton Rise | Chilton Polden | Somerset | TA7 9EB







£447,500

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk

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Energy Rating D

Council Tax Band E

Services
Mains electricity, water and drainage are connected.Oil fired central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

11 Barton Rise | Chilton Polden | Somerset | TA7 9EB

Directions

From Street, follow the A39 towards Bridgwater, passing through Walton and Ashcott. After approximately seven miles, turn right into Priory Road and continue downhill into Chilton Polden. At the T-junction turn left onto Broadway, then turn right into Goose Lane. Take the first left into Barton Rise, where the property will be found shortly along the road.

Location

Chilton Polden is an attractive and well-established village positioned along the northern slopes of the Polden Hills, enjoying a rural setting overlooking the Somerset Levels towards the Mendip Hills, whilst remaining particularly convenient for the A39 and wider road network. The village lies approximately seven to eight miles west of Street, with Bridgwater readily accessible in the opposite direction and Junction 23 of the M5 approximately four to five miles away.

Description

The main entrance is sheltered beneath a covered storm canopy and opens into an entrance vestibule, immediately providing access to a useful utility room and ground floor cloakroom before continuing into the principal accommodation. Beyond, the house begins to reveal its unusual and highly adaptable layout. The kitchen and dining areas sit largely open plan to one another, with extensive glazing bringing a considerable amount of natural light into the room. The kitchen is arranged in a practical U-shaped configuration, incorporating a breakfast bar which provides a natural divide from the adjoining dining space. There is a fitted double oven together with provision for freestanding appliances and generous work surface and cupboard space. The adjoining dining area provides ample room for a family dining table and forms part of the broader sequence of interconnected living spaces. The accommodation flows naturally from one area to another, whilst still retaining a degree of separation between the individual rooms. Continuing through is the principal reception room, a particularly generous living space enjoying extensive glazing and doors opening directly onto the garden. Its west-facing position is a real advantage, bringing afternoon and evening light into the room and providing an outlook over the established grounds. The layout is deliberately versatile and could readily be arranged differently according to individual requirements. A further adjoining area provides additional dining or sitting space, with built-in bench seating and extensive timber detailing. The broader living accommodation has considerable character, including exposed ceiling beams, timber panelling and a substantial wood-burning stove, all reinforcing the individual nature of the house. An open-tread timber staircase rises through the centre of the property. At half-landing level, a particularly large picture window frames an attractive outlook, with far-reaching views towards the Mendip Hill range.



The first-floor landing provides access to four bedrooms, three of which are generous doubles. Each of the double bedrooms benefits from built-in wardrobe furniture, providing a considerable amount of storage without compromising the usable floor area. The principal bedroom is a comfortable double with a large window providing plenty of natural light and extensive fitted furniture. Bedrooms two and three are again notably generous rooms, both comfortably capable of accommodating double beds and additional furniture. The fourth bedroom is smaller and presently best suited as a single bedroom, although it would equally lend itself to use as a nursery, study or dedicated home-working room. Completing the first-floor accommodation is the family bathroom, which has been updated more recently than many other areas of the property. It is fitted with a modern white suite incorporating a bath with shower over, WC and wash hand basin.









The outside space is arguably one of the property's greatest assets. Rather than sitting tightly amongst neighbouring houses, the home occupies a substantial plot and is positioned centrally within its grounds, allowing established gardens to extend around three sides. This creates a notably private environment and gives the house a sense of separation that is increasingly difficult to find. The gardens are principally laid to lawn, complemented by mature trees, shrubs and established boundaries. A combination of high hedging, fencing and attractive natural stone walling provides enclosure and screening, with the maturity of the plot helping to shield the house particularly well from neighbouring properties. Its west-facing orientation is another considerable benefit, allowing the garden to capture sunshine throughout the afternoon and into the evening. Doors from the principal reception accommodation provide a direct connection outside, making the garden feel very much an extension of the living space during warmer months. There is ample off-road parking, together with a garage and useful external stores.

- A highly individual four-bedroom detached home occupying a substantial, mature plot, offering generous accommodation and an exciting opportunity for modernisation and further enhancement.

- Set centrally within its grounds, the property enjoys an exceptional degree of privacy, with established gardens wrapping around three sides and little sense of neighbouring homes.

- The wonderfully light ground floor is characterised by extensive floor-to-ceiling glazing, creating a strong connection between the principal living spaces and the surrounding gardens.

- A spacious principal reception room forms the heart of the home, complemented by adjoining dining and kitchen areas and offering considerable flexibility in how the accommodation is arranged.

- Three particularly generous double bedrooms are joined by a fourth single bedroom, with extensive fitted storage and a more recently updated family bathroom serving the first floor.

- Outside, extensive lawns, mature planting, high hedging, fencing and an attractive natural stone wall combine to create wonderfully established and secluded surroundings.

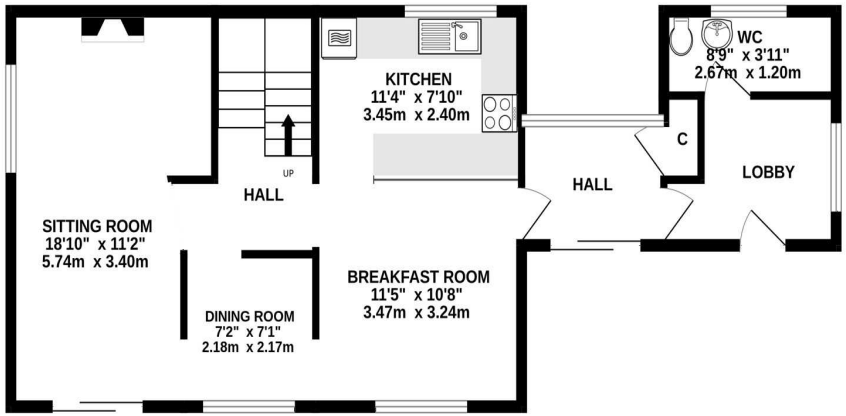
- The substantial plot provides enormous potential to enlarge or reconfigure the existing house, subject to the necessary consents, alongside a garage, stores and ample parking.



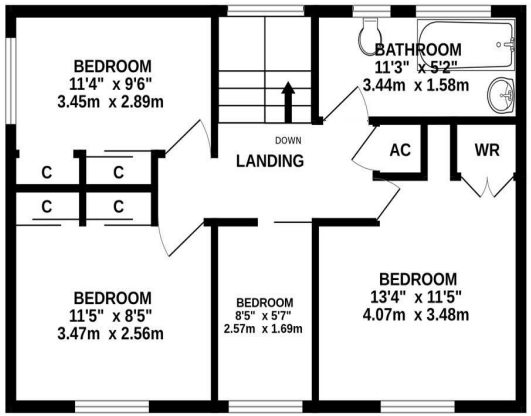




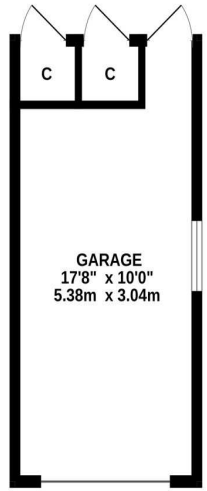
GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



GARAGE
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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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