





£425,000

To View:

Holland & Odam  
3 Farm Road, Street  
Somerset, BA16 0BJ  
01458 841411  
street@hollandandodam.co.uk

-  4
-  2
-  2
- Energy Rating **C**

Council Tax Band **E**



**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 Street take the A39 towards Bridgwater passing through the village of Walton continuing towards Ashcott passing The Pipers Inn on the left hand side. Continue towards Ashcott, and Meadow View will be found on your left hand side just before reaching the pub. The property will be easily identified by our For Sale Board.

## Description

Set within a popular village location, this attractive four-bedroom detached residence offers generous and well-proportioned accommodation over two floors. The accommodation is thoughtfully arranged to offer flexible living space and spacious bedrooms, making it well suited to modern family life. Externally, there is ample driveway parking, a double garage and a desirable south-west facing garden. Available with no onward chain and vacant possession.

The property is approached via the front entrance, opening into a welcoming entrance hall which provides access to the principal ground floor rooms, a useful ground floor cloakroom, and the staircase rising to the first floor. To the left, the sitting room is a generous and well-proportioned, dual-aspect reception space, enjoying an abundance of natural light. The room features a gas fireplace (currently not in working order) and patio doors opening to the garden, offering attractive views across the garden and over the surrounding rolling countryside. Adjacent, the spacious kitchen/diner forms the heart of the home and provides an excellent family and social space. The kitchen is fitted with a comprehensive range of wall, base and drawer units with ample worktop surfaces, incorporating an integrated fridge/freezer and oven with hob, along with space for additional appliances. The dining area comfortably accommodates a large table and chairs, making it ideal for family meals and entertaining.

Stairs rise to the first floor landing, which is light and well laid out, providing access to all bedrooms and the family bathroom. The principal bedroom is of a generous size and features built-in wardrobe space, along with a private en suite comprising a shower enclosure, wash basin, WC and heated towel rail. There are three further well-proportioned bedrooms, offering flexibility for family living, guest accommodation or home working. A well-appointed family bathroom serves the remaining bedrooms which includes bath with shower over, vanity with wash basin and WC.

## Location

The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, forming part of a group of six churches known as the Polden Wheel. Ashcott is particularly well known locally for its superb village community and benefits from a highly regarded Primary School, sports playing fields, pub at the village centre and active village hall. The village also offers good and convenient access to other local towns/employment centres, such as Taunton (18 miles), Bridgwater 10 miles), Wells (11 miles) Bristol (31 miles), Bath (31 miles) and Exeter (55 miles). The M5 motorway J23 (9 miles) and the A303 Podimore Junction (12 miles). Bristol International Airport is 23 miles and Castle Cary railway station (London Paddington) 15miles.





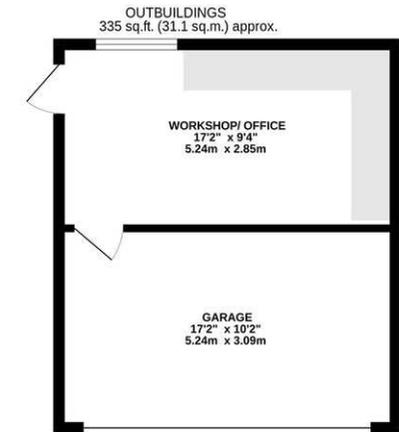
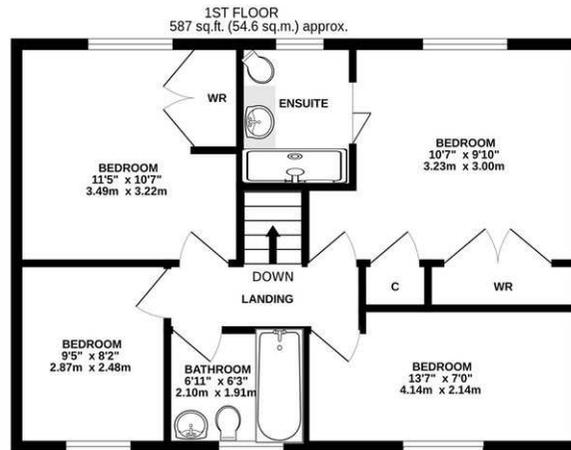
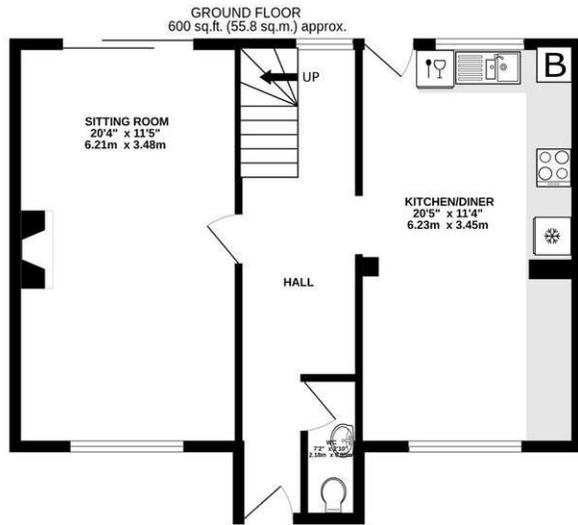
A fabulous, generously proportioned south-west facing garden, predominantly laid to lawn, with a patio extending from the rear elevation. The garden enjoys far-reaching views across open fields and rolling countryside ideal for perfect for entertaining, family life and enjoying afternoon and evening sun.

A gated driveway to the side of the property, secured by a five-bar gate, leads to a spacious driveway providing ample parking for multiple vehicles. The double garage benefits from an electric up-and-over door, power and lighting, and has been thoughtfully divided to create a useful workshop or studio area to the rear, with pedestrian access directly into the garden.



- Located in a well-regarded village, the property enjoys a peaceful setting while benefiting from good transport connections and easy access to Street and its wide range of amenities.
- Generously proportioned accommodation offering flexible living space suited to modern family life.
- Spacious kitchen/dining room forms the heart of the home, creating a sociable and practical space suited to everyday living and entertaining.
- Four well-sized bedrooms, offering comfortable and versatile accommodation for family members, guests or home working.
- Generous South-West Facing Garden. A beautifully proportioned garden, mainly laid to lawn with a patio extending from the rear of the house, enjoying afternoon and evening sun.
- Boasting far-reaching views across open fields and rolling countryside, creating a peaceful and attractive setting.





**TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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