

  
**Natasha Howarth**  
ESTATE AGENTS



**Meadow View , Puriton, TA7 8AG**

**£575,000**

An exciting opportunity to purchase this exceptional 1930's style double fronted detached house which is situated in an elevated position on the outskirts of the village of Puriton with far reaching views towards the Mendip Hills and Brent Knoll. This three/ four bedroom home is accessed via a gated sweeping carriage driveway to the front providing ample parking and within 1/2 mile of Junction 23 of the M5.

The property is to a show home standard throughout and provides fantastic accommodation. The main show stopper is the spacious & contemporary open-plan kitchen/dining/ family room which has luxury kitchen appliances and is flooded with an abundance of light through the skylights. There are bi- fold doors which open onto the beautiful south facing garden.

The property benefits from a large double detached garage which is accessed via a rear lane with gates providing access to further parking. There is also a substantial cabin located within the garden which would be suitable as a home office should it be required.

The property enjoys fantastic open views and is offered in superb decorative order throughout

The accommodation briefly comprises: entrance hallway, living room, bedroom four/ snug, family room opening onto the stunning kitchen/ diner, utility room and shower room to the ground floor. Upstairs there are three double bedrooms and a luxurious four piece bathroom with freestanding bath.

For an appointment to view please contact the vendors sole agent.

#### **ENTRANCE**

Via double glazed front door with obscure leaded light panes inset to:

#### **ENTRANCE HALLWAY**

Staircase rising to the first floor, under stairs storage area. Part tiled and part wood effect flooring. Radiator. Doors to living room, bedroom four/ snug and family room/ kitchen/ dining room.

#### **OFFICE OR BEDROOM FOUR**

Double glazed bay window to front aspect. Double glazed window to side aspect. Radiator.

#### **LIVING ROOM**

Dual aspect double glazed windows with bay window to front aspect. Feature fireplace with marble surround and wood burner inset. Radiator.

#### **SNUG**

Double glazed window to side aspect. Wood effect flooring, radiator, opening to:

#### **KITCHEN/ DINER**

Double glazed bi- fold window to rear aspect. Fitted with a matching range of grey fronted wall, drawer and base units with waterfall composite worktops over and sink and drainer inset. Integrated appliances to remain to include dishwasher, two fan assisted ovens, microwave and coffee maker. Integrated Halogen hob with stainless steel chimney style extractor over. Space for American style fridge/ freezer. Door to utility room. Feature radiator, wood effect flooring, two large roof lights, recessed spotlights, double glazed bi-fold doors opening onto the rear garden.

#### **UTILITY ROOM**

Fitted with a matching range of base units to compliment the kitchen with composite worktops over and sink and drainer inset., Space and plumbing for washing machine, space for tumble dryer, recessed shelving, wood effect flooring, door to:

#### **SHOWER ROOM**

Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising walk in shower, vanity wash hand basin and low level WC with push button flush. Partially tiled walls, tiled floor. Heated towel rail.

#### **LANDING**

Double glazed window to rear aspect. Handmade bespoke handrail and balustrade. Storage cupboard. Loft hatch with pull down ladder. Radiator. Doors to:

#### **BEDROOM ONE**

Dual aspect double glazed windows with bay window to front aspect. Far reaching views to front. Radiator.

#### **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

#### **BEDROOM THREE**

Double glazed bay window to front aspect and additional double glazed window enjoying fantastic open views. Radiator.

#### **BATHROOM**

Dual aspect obscure double glazed windows. Fitted with a stylish and contemporary four piece suite comprising large walk-in shower with rain head and hand held showers, stand-alone bath with stainless steel rainwater style tap with hand held shower attachment, vanity unit with ceramic wash hand basins inset and storage beneath, close coupled WC with push button flush. Colour co-ordinated floor and walls, heated towel rail and radiator.

#### **EXTERIOR**

##### **PARKING**

For several vehicles on a sweeping driveway with turning area.

##### **FRONT GARDEN**

The property is set behind a close boarded fence with wrought iron remote controlled gates which open to the large imposing front garden with shrub borders inset. Immediately adjacent to the property is a large area of parking suitable for the parking of numerous vehicles. To the side of the property is a long driveway leading to the property and a further area of parking. Side pedestrian access both sides to rear garden.

##### **REAR GARDEN**

Fully enclosed with South facing rear gardens. The rear garden is beautifully landscaped and measures approximately 140ft in length by approximately 45ft in width. Attractive patio area with steps rising to the entertaining area with the main area of the garden being laid to lawn.

Established mature trees and shrubs. Decking area leading to the summerhouse.

There is a separate vehicular access to the rear garden via a rear lane with gates providing access to further parking and access to the double garage.

##### **SUMMERHOUSE**

Double glazed and power and light connected. Would be ideally suited as a home office should it be required.

##### **DOUBLE GARAGE**

Remote control roller door to front.

#### **N.B**

Services- Mains Electric and water

Drainage- Private drainage in the form of Septic tank

Heating- Oil fired central heating system, 'Worcester' oil fired boiler is situated to the side of the property.

### **SOLAR PANELS**

The property benefits from having owned solar panels which generate a good income (further details available from the selling agents).

### **DIRECTIONS**

From junction 23 of the M5, follow the signs for Street and Glastonbury (A39) and continue up Puriton Hill where the property will be found on the right hand side and identified by a 'for sale' board.

### **N.B**

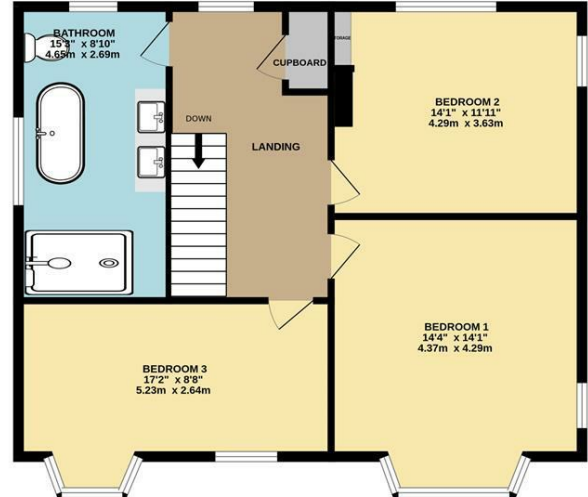
(Measurements and directions are approximate)

# Floor Plan

GROUND FLOOR

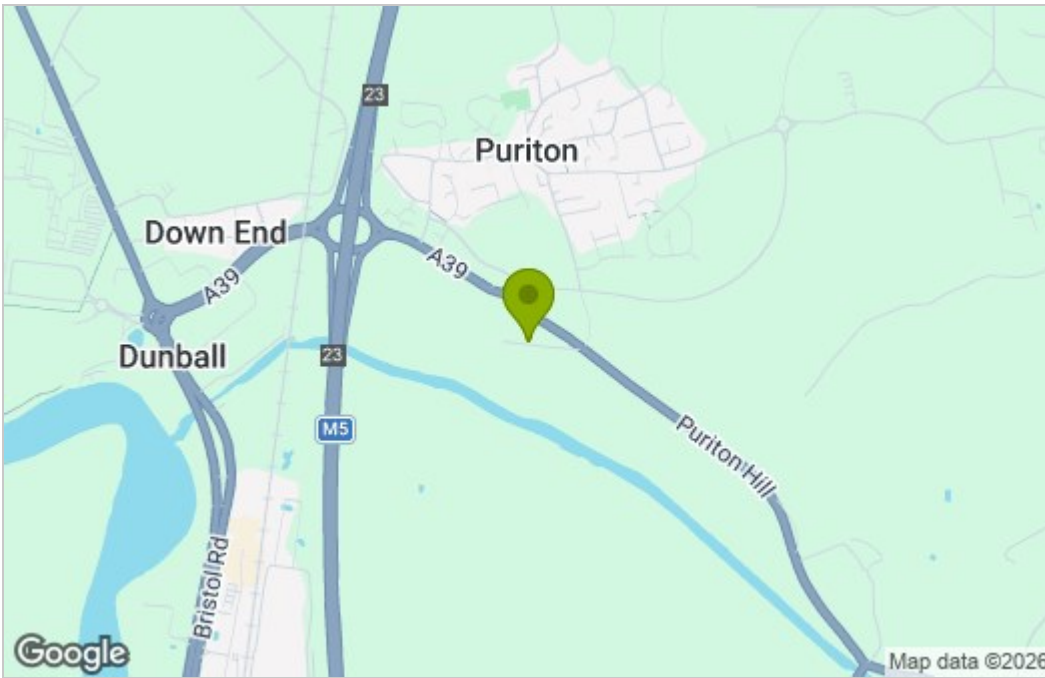


1ST FLOOR

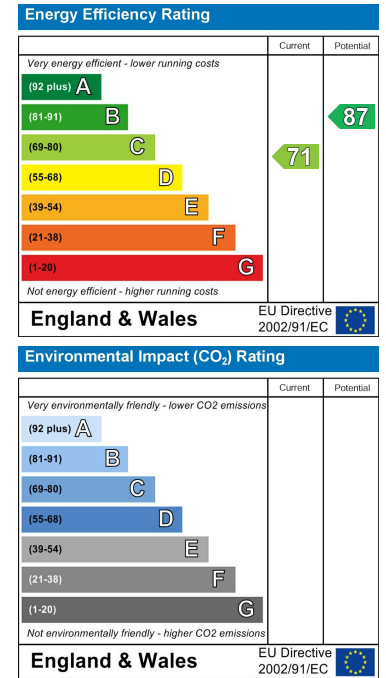


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2023

## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



01278 574562 07710 392220  
sales@nhowartheestateagents.co.uk  
www.natashowartheestateagents.co.uk

