



£230,000

At a glance...



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**holland
& odam**

4 Withy Hays Road
Charlton Adam
Somerton
Somerset
TA11 7BL

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place follow Broad Street into North Street and turn right at the mini roundabout and at the T junction turn right onto B3151. Take the first right onto B3153 and follow the road under the railway bridge and continue up the hill. Take the next right onto Kingweston Road and follow the road into Charlton Mackrell. Take the second left onto Station Road and continue under the railway bridge. At the junction, turn left and follow the road into Charlton Adam. Continue around the next couple of tight bends and turn right into Neville Close. Follow the road around to the left into Withy Hays Road and the property can be found ahead of you, indicated by our sign.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Charlton Adam an attractive and traditionally social village with a public house, village hall and church. The village sits in some attractive countryside a short motoring distance to the north of the A303 with Castle Cary lying to the northeast, the historic Abbey town of Sherborne and the local regional centre of Yeovil to the south and the Somerset town of Somerton to the west. Sporting, walking, and riding opportunities abound within the area with golf clubs at Wheathill, Long Sutton and Sherborne while the region is well known for both its public and privately funded schooling. Adjoining village Charlton Mackrell has its own Church of England Primary School. Communication links are good with main line stations at Castle Cary and Sherborne linking directly with London Paddington and London Waterloo respectively while road links are along the A303 joined at Podimore giving swift access to London and the Home Counties along the M3, M25 route.

Insight

This well-presented home offers spacious and versatile accommodation, complemented by a generous rear garden and a practical layout with well proportioned living spaces throughout.

The property begins with an entrance hall leading through to the sitting room, which is a particularly generous reception space, enjoying plenty of natural light and featuring a fireplace creating an attractive focal point to the room. To the rear, the kitchen/dining room provides an excellent sociable space, with the kitchen offering a good range of wall and base units, ample worktop space and a selection of integrated appliances. There is plenty of room for a dining table and chairs, while glazed doors open directly onto the rear garden, providing easy access to the outside space.

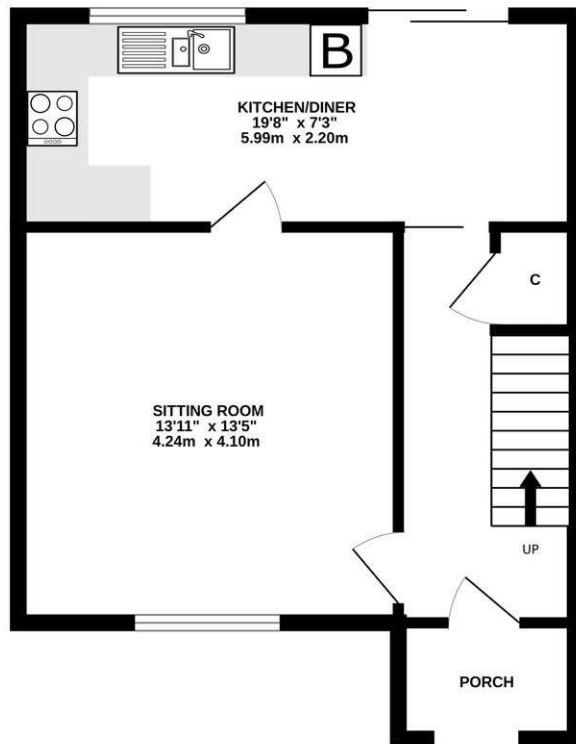
The first floor provides two double bedrooms, together with an additional room currently utilised as a home office, offering useful flexibility. The upstairs is completed by the family bathroom, fitted with a bath, separate shower enclosure, WC and wash hand basin.

Outside, the property benefits from an enclosed front garden with a pathway leading to the entrance. To the rear is a generous garden, providing ample space for outdoor seating, entertaining and gardening, with a pathway leading through the garden to a useful timber shed.

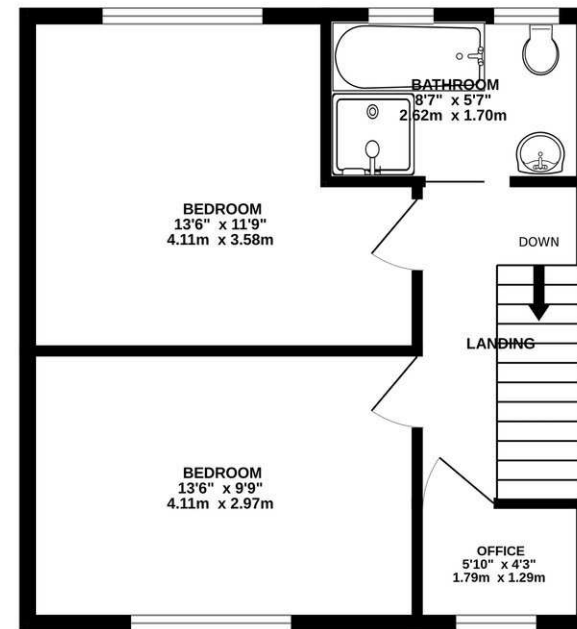
- Well presented home offering spacious and versatile accommodation
- Generous sitting room with plenty of natural light and feature fireplace
- Sociable kitchen/dining room with integrated appliances and direct garden access
- Two double bedrooms and a useful home office
- Family bathroom with bath and separate shower enclosure
- Enclosed front garden and generous rear garden with space for outdoor seating and entertaining
- Offered with no onward chain



GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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