





£850,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy  
Rating

C

Council Tax Band F



### Services

Mains electricity, water and drainage are connected. Air Source central heating system. 16 Owned Solar panels.

### Local Authority

Somerset Council

03001232224

somerset.gov.uk

### Tenure

Freehold

## Directions

From Street, take the Butleigh Road towards Butleigh. On entering the village, cricket ground on the left, continue along Sub Road and take the fourth turning on the left into Barton Road. Continue following the road, entering the village of Barton St David. Negotiate the sharp right hand bend and continue, passing the Barton Inn on the right. At the crossroads turn left into Mill Road where Laurels Drive can be found after approximately 0.5 miles on the right hand side. Byworth House will be found on your right hand side.

## Description

Stepping into the property, you are welcomed into a spacious and inviting reception hall, a superb introduction to the property, with doors leading to all principal ground floor rooms and a cloakroom/WC conveniently positioned nearby. The hallway immediately sets the tone, showcasing the excellent presentation found throughout the house. To the right is a superb dual aspect lounge, a generously proportioned reception room filled with natural light and offering ample space for both seating and entertaining. French doors open directly onto the garden, while at the heart of the room a fireplace with wood-burning stove and stone surround provides an attractive focal point, creating a space equally suited to relaxed everyday living and more formal occasions. Undoubtedly one of the principal features of the home is the impressive kitchen/dining/family room, a striking open-plan space that very much forms the heart of the house. Beautifully arranged and exceptionally spacious, it is ideally suited to modern family life, with clearly defined areas for cooking, dining and relaxing. The high-end Symphony kitchen is fitted with a comprehensive range of wall, base and drawer units, complemented by Corian work surfaces with a moulded sink and an excellent range of integrated appliances including a Neff double oven, microwave and warming drawer, together with a wine cooler, dishwasher and fridge/freezer. A breakfast bar provides seating for casual dining, while the dining area offers ample space for a large table and chairs. High ceilings, triple aspect windows framing the garden and French doors opening out create a wonderfully light-filled atmosphere. Altogether, this is a fantastic social space, perfect for entertaining or relaxed family meals. The ground floor bedroom accommodation is both versatile and well designed. The principal ground floor bedroom is generously proportioned, benefiting from fitted wardrobe space and its own en suite shower room. A further double bedroom is located nearby, again featuring fitted wardrobes. An additional study/bedroom provides excellent flexibility and could be used as a home office, hobby room or occasional guest bedroom. A practical utility room also adds further convenience to the ground floor layout. Completing this part of the home is a modern contemporary bathroom, comprising a bath with rainfall shower over, a wash basin set within a vanity unit with built-in storage, and a heated chrome towel rail.

The first floor continues to impress, with a light galleried landing giving access to two further double bedrooms and a flexible seating area, ideal for reading or relaxing. Both bedrooms are well proportioned, attractively presented, and benefit from built-in wardrobes as well as well-appointed en suite facilities, providing comfortable and private accommodation for family members or guests. One of the bedrooms also enjoys access to a balcony. A lovely feature and an ideal place to sit, enjoy a morning coffee, and take in the surroundings.

## Location

Situated within the village of Barton St David which has local amenities including Church, Public House and playing field. More comprehensive facilities can be found in the neighbouring village of Keinton Mandeville including primary school, public house and post office/stores. The historic town of Glastonbury, famous for its Tor and Abbey Ruins is 6 miles and the Cathedral City of Wells 8.5 miles. Millfield School is on the outskirts of Street and the town offers a wide range of amenities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and a complex of shopping outlets in Clarks Village. Castle Cary main line station (London Paddington) is 7 miles as is the A303 at Podimore.





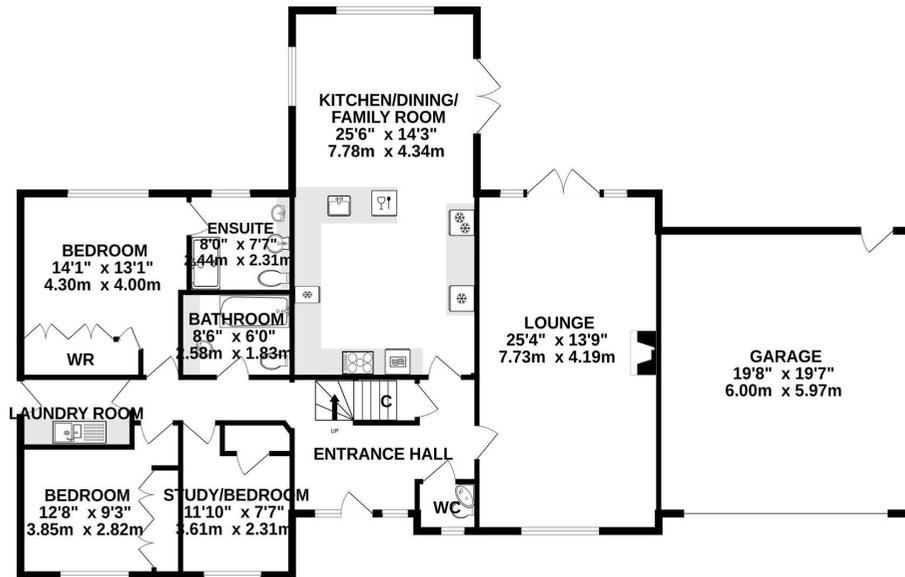
The garden is a particular highlight, featuring a vast, south-facing lawn that enjoys plenty of sunshine and complete privacy. Beautifully landscaped and not overlooked, it includes raised, flower filled planters and a rockery adorned with mature shrubs that add texture and visual interest. A generous patio provides the perfect space for outdoor entertaining and dining, making the garden both functional and inviting.

With excellent kerb appeal, the home is complemented by a well-manicured lawn and colourful borders, creating an inviting first impression. A driveway provides ample parking for multiple vehicles and leads to a double garage, fitted with an electric up-and-over door, power, and lighting, as well as convenient rear pedestrian access to the garden

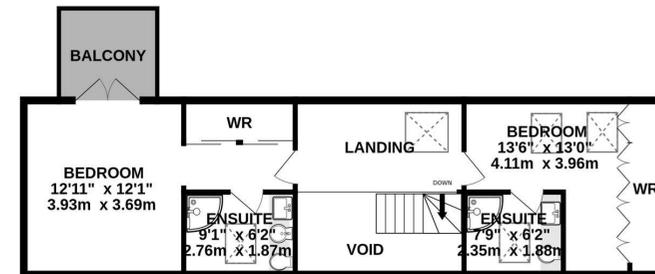
- Desirable village location, situated in the popular and charming village of Barton St David, offering a welcoming community and easy access to local amenities.
- Bright and airy sitting room, with large windows overlooking the garden, bringing the outdoors in.
- Modern kitchen and sleek fixtures a contemporary design with high-quality finishes, perfect for family living and entertaining.
- Spacious principal and guest bedrooms including en suite facilities and built-in wardrobes, offering versatile accommodation for family or guests.
- Flexible first-floor landing area, ideal for a reading or relaxing space, adding extra functionality to the home.
- Underfloor heating throughout the ground floor, adding comfort and efficiency to the living spaces.
- Eco-friendly energy features, 16 owned solar panels providing both electricity and hot water, generating power for the home and a yearly income.
- Generous south-facing garden, beautifully landscaped, not overlooked, with a vast lawn, rockery, raised planters and a patio perfect for outdoor entertaining.



GROUND FLOOR  
1904 sq.ft. (176.9 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 2546 sq.ft. (236.6 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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