

# LODESTONE



*The Paddock, Butleigh*









# *The Paddock, Butleigh*

BA6 8SP

Guide Price: £785,000

4   
Bedrooms

3   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Peaceful and quiet village location
- Four bedrooms
- Open plan kitchen / dining room
- Integrated annex with separate access
- Private and mature garden
- Comfortable and well maintained
- Off street parking and single garage
- Light filled pleasant accommodation









The Paddock is peacefully nestled in a quiet cul de sac in the lovely village of Butleigh. Enjoying a very private plot with gardens to the front and back, The Paddock is wonderfully situated to enjoy village life whilst being a private haven. The ground floor offers a wonderful collection of living and entertaining spaces. The kitchen, dining and snug areas all wrap around and flow together, whilst a more formal sitting room sits slightly separately for those more special occasions or quieter moments. And with a very pretty conservatory which allows for all year round living with views over the private garden, this really is a very tranquil private retreat. The living spaces are orientated to enjoy views of the private rear garden and numerous windows ensure a very bright and comfortable living space. The kitchen is well equipped with granite tops and two integrated ovens, hob and dishwasher ensuring culinary requirements are well catered for. A substantial larder is discreetly positioned adjacent to the kitchen.

A door from the kitchen leads to the utility room with storage, sink, washer / drier. The utility room interconnects the main house with the Annexe. The Annexe, which could remain in its current form as an additional bedroom, living space or home office, or equally separated to provide an additional living space for multigenerational living or an additional income source. Whatever the desired use, the space is substantial in size, has an ensuite shower room and has separate access to the front of the property.

The upper floor is dedicated to bedrooms. With three very comfortably sized bedrooms, one with en suite shower room, and all enjoying views over the front or rear garden. A family bathroom is also located on this upper floor.

The Paddock is a very comfortable family home whether growing or downsizing with the added benefit of an Annexe / home office / additional living space.







### Outside

The Paddock enjoys mature gardens to the front and rear of the property, with access between the two via a side gate. Mature plantings are found throughout these gardens with pretty perennials and mature shrubberies and trees dotted around ensuring privacy, character and colour.

A single garage is situated to the left of the property with an up and over garage door. There is additional parking for several vehicles at the front of the property. The rear garden has been levelled with various patio areas providing a selection of seating options to enjoy al fresco living in the warmer months.

### Situation

The village of Butleigh is surrounded by rural countryside, farmland and wooded hills. This popular village has a thriving community, primary school, nursery and playing fields. Close by is Sourdown Farm shop where you can buy produce. They also have a weekly pub night at Sourdown Tap with pop up local food suppliers. There is a village hall which is used by the many community groups and a very active cricket club. Close by is the town of Street where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks Village Outlet. There are two swimming pools, one to be found at the Sports Centre and the hugely popular outdoor Lido on the High Street with its lovely grassy areas for picnics. The Strode Theatre offers excellent live performances as well as films and exhibitions.

The nearby town of Glastonbury is steeped in history going back to the legends of King Arthur.

There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and influential Abbeys. The magnificent Glastonbury Abbey ruins and the famous Glastonbury Tor attract tourists to the town and so although small, it is a thriving town and it



is well served by markets and a huge range of festivities. Nearby is Somerton, an old market town and one of the original capitals of Wessex and Wells the smallest City in England is about 10 miles away.

There are many Festivals throughout the area including Literary, Music, Comedy and Food. For further shopping and recreational activities, Bath, Bristol, Taunton and Yeovil are all within about an hour's drive. The A303 that runs south of Butleigh offers direct road links to London and the Southwest. There are good rail transport links to London from Castle Cary railway station, (just about 20 mins drive), which offers an excellent direct rail service to London Paddington in less than two hours. Also, Airports in Bristol and Exeter offer connections within the UK, Europe and beyond

#### **Schools**

Butleigh enjoys a wonderful selection of state and independent schools including the Butleigh village primary school just a short walk from The Paddock. Local independent schools include Millfield prep and senior (very close by), Wells Cathedral School prep and senior, All Hallows and Hazlegrove prep schools and the various Bruton schools. State schools include St. Dunstan's, Crispin, Wells Blue school and nearby Strode College.

#### **Directions**

Post code: BA6 8SP

What3words: ///Relief.deck.steams

**Viewing by appointment only**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** F

**Guide Price:** £785,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Single garage plus off-street parking for several vehicles

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** We would recommend you review the Title/deeds of the property with your solicitor.

**Rights and Easements:** We would recommend you review the Title/deeds of the property with your solicitor.

**Flood Risk:** According to the following website <https://www.gov.uk/check-long-term-flood-risk> the property is at very low risk of flooding from sea water, rivers or surface water.

**Coastal Erosion Risk:** n/a

**Planning Permission:** n/a

**Accessibility/Adaptations:** There are some adaptations in place

**Coalfield Or Mining Area:** n/a

**Energy Performance Certificate:** D

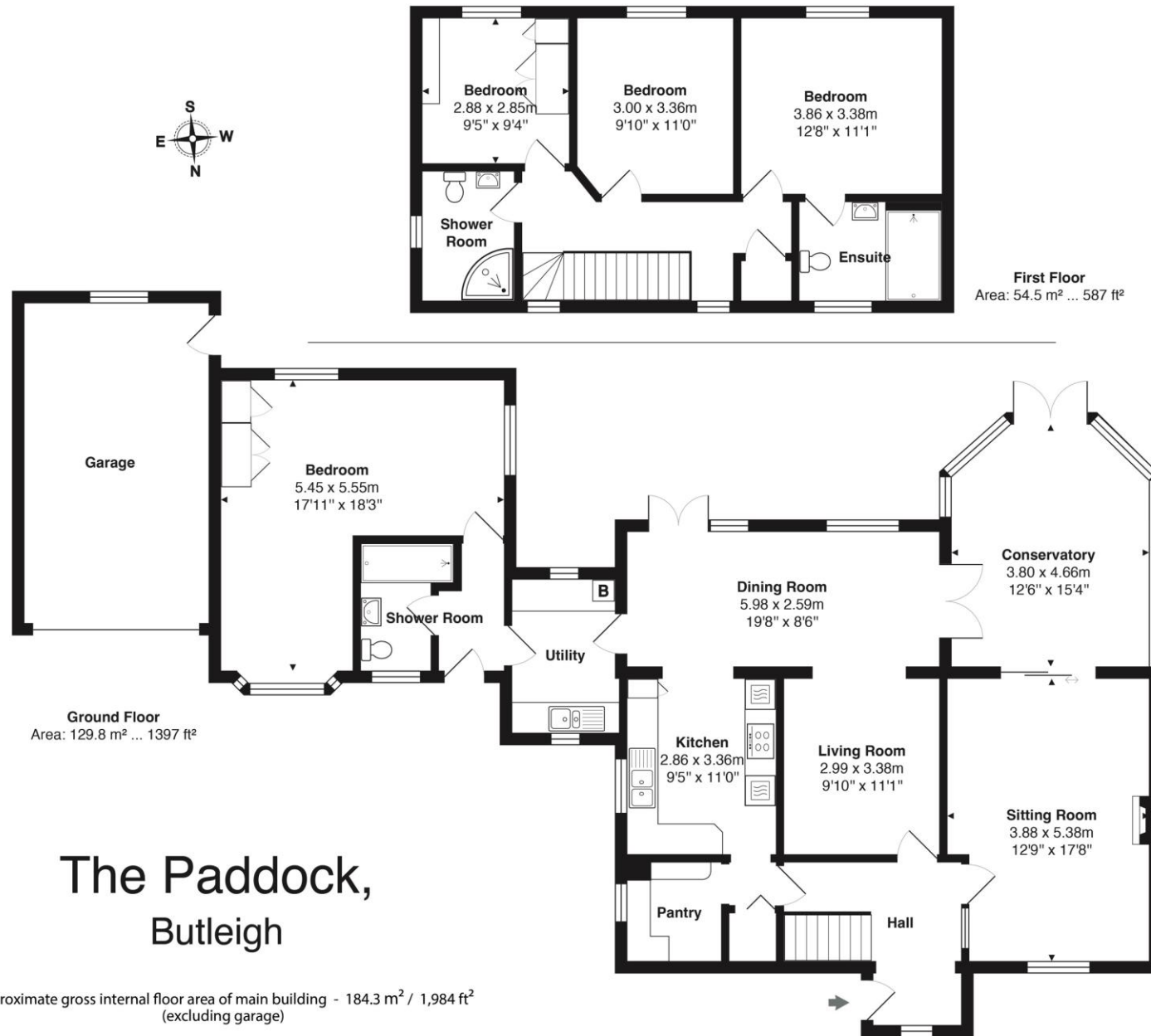
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.









Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



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