





£559,950

To View:

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

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Energy Rating E

Council Tax Band F



Services
Mains electricity and water are connected.
LPG central heating system. Private drainage system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street, proceed west along the A39 through the villages of Walton and Ashcott. After passing the Albion Inn, turn right signposted for Shapwick and continue through the village. Follow this road for approximately 2.5 miles before taking the left turn onto Burtle Road. Continue along into the village, navigating a small S-bend, where after a short distance Falcondale will be found on the right-hand side.

Description

This substantial four bedroom detached family home offers spacious and well-balanced accommodation arranged over two floors, with the added benefit of an attached double garage and a practical layout ideally suited to modern family living.

Entering the property, you are welcomed by a central entrance hall which provides access to the principal ground floor rooms and immediately conveys the sense of space within the home. To one side is a generous dual aspect sitting room, a comfortable reception space ideally suited to both everyday living and entertaining, with French doors opening onto the rear garden and a feature fireplace forming an attractive focal point. A separate dining room lies nearby, providing an ideal setting for formal dining or family gatherings. Adjacent is an additional lounge/snug, a versatile reception space with French doors opening onto the garden and double doors leading through to the kitchen/breakfast room. This room forms an important hub of the home, providing ample space for informal dining and day-to-day family life. It is fitted with a range of wall, base and drawer units, together with an integrated oven and hob, fridge and freezer, and is a light and airy space well suited to modern living. Positioned alongside is a useful utility room, fitted with plumbing for laundry facilities, helping to keep the main kitchen area organised and functional, together with a ground floor cloakroom. A porch connects this part of the house with the double garage, offering excellent practicality as well as giving direct access outside.

The first floor is arranged around a central landing and provides four well-proportioned bedrooms. The principal bedroom benefits from a dressing room and an en suite shower room comprising a shower, vanity unit with basin and WC. A second generous double bedroom also enjoys its own en suite shower room, making it ideal for guests or older children. The remaining two double bedrooms, both fitted with built-in cupboards, are served by a family bathroom comprising a panelled bath, separate shower enclosure, basin and WC. The arrangement is well suited to family life, with useful built-in storage further enhancing the practicality of the accommodation.

Location

Burtle is a small rural village yet is ideal for commuting being only eight miles from Junction 22 of the M5. Burtle is set amidst scenic 'Somerset Levels' countryside and provides a church, an award winning pub/restaurant and a village hall which is at the centre of village social life. The neighbouring village of Catcott provides a primary school and the busy town of Street (9 miles) offers Crispin Secondary School, Strode College and an excellent choice of shops. There are 3 independent schools within a 30-minute drive - Millfield, Wells & Sidcot. The centres of Taunton, Exeter and Bristol are 24, 54 and 33 miles distant respectively.





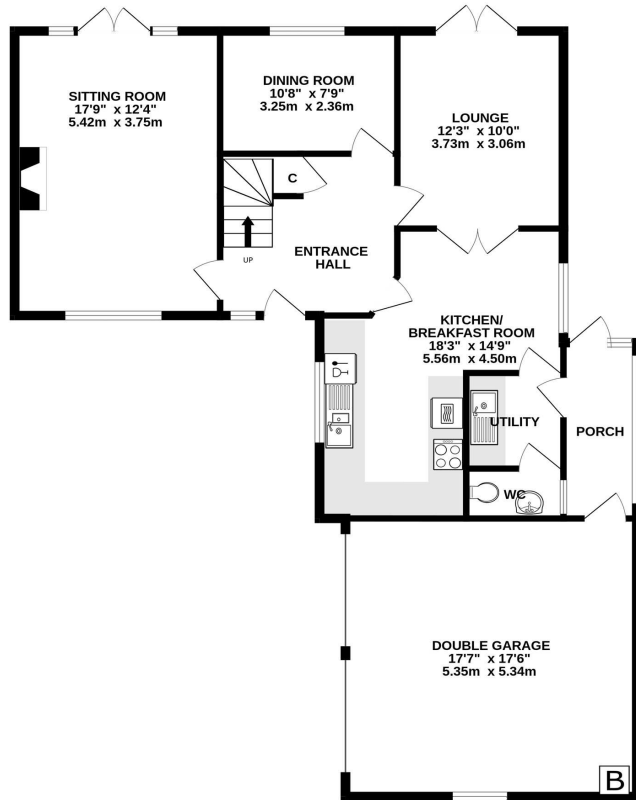
The property enjoys a generous enclosed garden, predominantly laid to lawn and well screened by a variety of mature trees and established shrubs, creating a good degree of privacy. A paved patio adjoins the house, providing an ideal space for outdoor dining and entertaining, with ample room for seating and enjoying the surrounding garden. Beyond the garden, there are views over the surrounding countryside stretching into the far distance, adding further to the appeal of the setting.

To the front, the property is approached over a gated paved driveway leading to the double garage, which is fitted with up-and-over doors and benefits from power and light. An area of lawn lies alongside, bordered by established hedgerow and mature trees, creating an attractive approach and offering excellent kerb appeal.

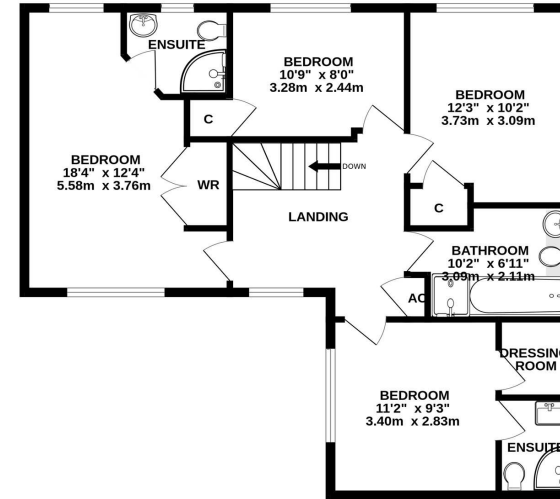
- Desirable village setting combining a semi-rural feel with everyday convenience, well placed for local amenities and access to nearby towns.
- Spacious and versatile accommodation with multiple reception rooms, ideal for both everyday family living and more formal entertaining.
- Four well-proportioned double bedrooms, including a principal suite with dressing room and en suite, plus a second guest bedroom with its own en suite shower room.
- Generous enclosed rear garden, mainly laid to lawn, with a paved patio, mature planting and views beyond towards the surrounding countryside.
- Gated paved driveway providing ample parking and leading to a double garage fitted with up-and-over doors, together with power and light.
- Attractive frontage with an area of lawn, established hedgerow and mature trees, creating a strong first impression and excellent kerb appeal.



GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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