Symonds & Sampson

Honeysuckle Cottage

Ham Lane, Compton Dundon

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Ham Lane
Compton Dundon
TA11 6PQ

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- Exceptional Detached Period Cottage set in 0.45 acre plot
- Adjoining Fields to the Rear
- Large office/Work Space with Separate Entrance
- Very Flexible Accommodation
- 5 Bedrooms (1 Ground floor bedroom en suite)
- 3 Bathrooms in Total
- Many Character Features and a Quiet Location
- Parking and Garage
- Lovely Gardens

Guide Price £795,000

Freehold

Yeovil Sales
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THE DWELLING

A charming detached period cottage set in 0.45 acre offering very flexible accommodation comprising entrance hall, snug with fireplace and woodburner, cloakroom/wc, fabulous kitchen/dining/family room, large sitting room with fireplace and woodburner, utility room, ground floor bedroom 5 with en suite shower room, covered walkway leading to a generous office/work from home space, first floor landing, 4 further bedrooms, main bedroom having an en suite shower room and a family bathroom.,

ACCOMMODATION

An attractive wooden entrance door leads to the entrance hall, which leads through to the snug with a stone fireplace with an inset wood burner. The sitting room is a good size with sliding doors opening out onto the lovely garden, feature stone walling with a large inglenook fireplace with woodburner.

The kitchen/dining room is fitted with a comprehensive range of units with black marble effect worktops and cream doors, attractive tiled flooring, a very light and airy room. The dining area is a good size with double-glazed French doors opening onto the rear garden. One of the many salient features of this home is a ground floor bedroom 5 with an en suite and adjoining the utility room which would provide self contained accommodation. This, together with a very generous office ideal for working from home/running a business as there is a separate entrance from the front.

On the first floor there are a further 4 bedrooms with the largest being dual aspect and having built-in wardrobes and an en suite shower room. There is also a good size family bathroom.

OUTSIDE

To the front, there is a small area of lawn and wrought iron railings together with a driveway to the side providing parking for 4-5 vehicles. There are a further two outbuildings providing three useful storage areas and a carport.

The gardens and plot extend to 0.45 acre in total and backs onto open fields enjoying lovely southerly views. The gardens are mainly laid to lawn with an extensive terrace area, mature trees, a feature pond and shed all enjoying those glorious views.

SITUATION

The property nestles in a very quiet location within walking distance of the Village Hall, Post Office, adjacent recreational ground, Public House, Church and Cricket Club. A stone's throw away is The Polden Path giving miles of beautiful public walkways through woodland, fields and countryside.

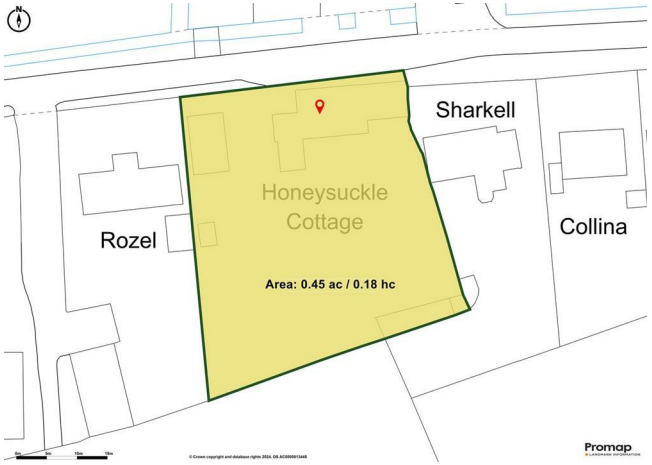
The popular market town of Somerton is just 3 miles away, offering excellent facilities including a supermarket, shops, doctor's surgery, pharmacy, post office, and a choice of pubs, bistros and restaurants.

The larger town of Street is 1.5 miles distant and is home to Clarks Village and Millfield Senior School. The historic town of Glastonbury is also close by and home to Millfield Prep School.

Bath, Bristol and Yeovil are all within commuting distance, with the station at Castle Cary providing a direct service to London.

DIRECTIONS

What3words:
///gathering.tight.offers



SERVICES

Mains water, electricity and drainage. Central heating via radiators, powered by a woodchip biomass boiler.

Solar Panels (Owned).

MATERIAL INFORMATION

Council Tax Band: D

There is a very low flood risk for this property. While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

Planning Search
We are not aware of any outstanding planning applications which may affect the property, but we direct you to make your own enquiries:
https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

Ham Lane, Compton Dundon, Somerton

Approximate Area = 2041 sq ft / 189.6 sq m (excludes carport)
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Outbuildings = 553 sq ft / 51.4 sq m
Total = 2621 sq ft / 243.5 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Symonds & Sampson. REF: 1227521

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