





£579,950

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, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street, take the A39 north towards Bridgwater, passing through Walton and Ashcott. After approximately 6.5 miles, turn left onto Moor Road, signposted for Stawell. Follow Moor Road for about a mile, then turn right at the T-junction on to Stawell Road, continue along into the village, passing the village hall on the right. The property will be found a short distance after on the left and easily identified by our for sale board.

Description

You step into a spacious central entrance hall, an impressive introduction to the home, with access to the principal ground floor rooms and the staircase rising to the upper floors. First is a well-proportioned dual-aspect sitting room, a light, airy and welcoming reception space centred around a feature gas fireplace, with sliding doors opening onto the patio. Adjacent is the good size kitchen/breakfast room serving as the hub of the home, ideally suited everyday family life. It is fitted with a comprehensive range of wall, base and drawer units, together with an integrated oven and hob and fridge/freezer, while French doors open directly onto the rear garden, providing a natural flow through to the rear garden. Complementing the kitchen is a practical and well-appointed utility room, fitted with wall and base units and offering space for a washing machine and tumble dryer, with a door providing convenient access to the side of the property. Continuing through the ground floor is a generous dining room, a versatile space well suited to formal entertaining, family gatherings or a variety of additional uses. Completing the ground floor is a convenient WC, while access to the integral garage is also provided.

On the first floor, a spacious galleried landing gives access to four double bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a particularly well-proportioned room, fitted with a range of wardrobes, cupboards and drawers, while still offering ample space for additional furniture, and further benefits from its own en suite shower room. There are three further double bedrooms on this floor, all of good proportions and filled with natural light, with two benefiting from fitted or built-in cupboard space, making them ideal for family members or guests. Completing this floor is the family bathroom, fitted with a bath, wash basin and WC.

The second floor provides a generously proportioned additional bedroom suite, ideal for guests, older children or well suited to multi-generational living. Filled with natural light from dual-aspect windows and Velux windows the room feels bright and airy, and further benefits from its own en suite bathroom fitted with a corner bath, along with useful eaves storage cupboards.

Location

The village of Stawell offers a peaceful setting with a church and active village hall, while nearby Catcott and Edington provide a mini supermarket, popular pubs, and a well-regarded primary school. Street, home to Millfield School and Clarks Village, is just 7.5 miles away. Bridgwater, a historic market town, offers a wide range of shops, entertainment, and everyday amenities. The property enjoys excellent access to the A39, placing the M5 at Junction 23 (Dunball) within 4 miles, Gravity Park just 3.5 miles away, and Bristol Airport within 26 miles. Bristol, Taunton, and Exeter are all within commuting distance.





The attractive south-facing rear garden is predominantly laid to lawn and enjoys a good degree of privacy. A patio extends directly from the rear elevation, creating an ideal setting for al fresco dining and outdoor entertaining, while mature shrubs to the far boundary and a greenhouse add further appeal. Beyond the garden, the property enjoys pleasant views over the surrounding countryside.

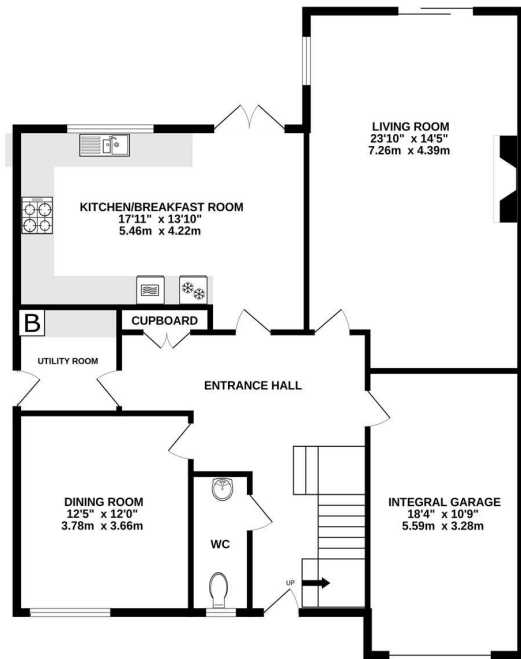
To the front, a natural stone wall and an established shrub-filled border provide an attractive approach and add a splash of colour. A driveway offers parking for multiple vehicles and leads to the garage, which is fitted with an up-and-over door and benefits from power and lighting.



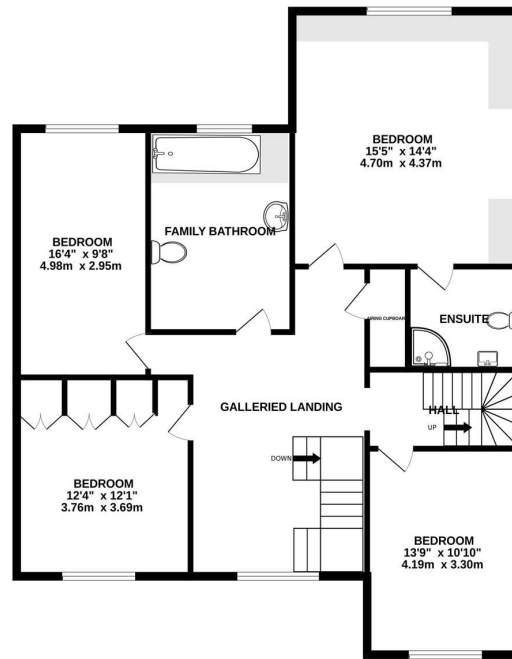
- Sought-after village setting, enjoying a pleasant position with attractive countryside views beyond the rear garden.
- Spacious dual-aspect sitting room, light and welcoming, centred around a feature gas fireplace with doors opening onto the patio.
- Generous kitchen/breakfast room, well equipped and ideal for family life, with French doors opening directly to the rear garden.
- Five well-proportioned double bedrooms, including a principal suite with en suite plus a second floor guest suite with en suite.
- South-facing rear garden, mainly laid to lawn with patio seating area, greenhouse and a good degree of privacy.
- Driveway providing parking for multiple vehicles, leading to the integral garage with power, lighting and up-and-over door.



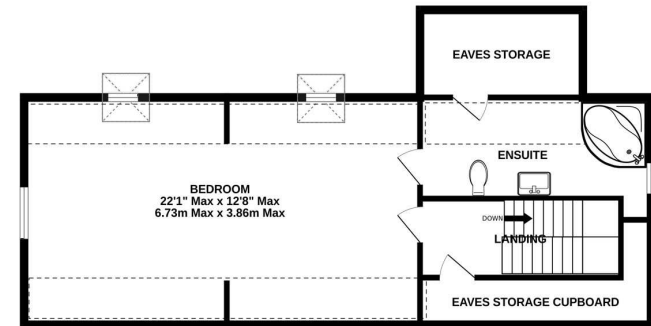
GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



2ND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



MAGGIES MANDERLEY, STAWELL ROAD, STAWELL, TA7 9AD

TOTAL FLOOR AREA : 3295 sq.ft. (306.1 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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