





£725,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

TBC

Council Tax Band TBC



Services

Mains electricity, water and treatment plant are connected. Air source central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Estate/Management Charges TBC



Directions

From Street proceed towards Bridgwater on the A39 passing through the village of Walton. Upon entering Ashcott turn immediately left at the former Pipers Inn, into Berhill. Pipers Farm is located a mere 200 yards further on your right hand side.



Description

Hazel Copse boasts a truly remarkable setting, coupled with beautifully crafted accommodation throughout and all forming part of an attractive courtyard development of just five individual new homes at Pipers Farm, nestled on the very outskirts of the desirable village of Ashcott. This particular plot generously stretches to circa 0.45 acres of combined garden and light woodland, a true rarity for a new home.

The house comprises a statement kitchen/dining space that becomes a sociable hub to the home, warmed by underfloor heating throughout the entire ground floor and giving direct access onto the side patio terrace and garden. This heart of the home room is a relaxed space that draws everyone together. Keen cooks will be impressed by the vast worktop space, focal centre island and premium integrated appliances. A bespoke utility and laundry room is fitted to match. The theme of space continues with a generous reception hallway linking seamlessly to the study/home office, cloakroom and particularly well proportioned main living room. This bright room enjoys a dual aspect with views to the front over adjoining farmland and a similarly pleasant outlook over the garden to the rear.

To the first floor is a dual aspect galleried landing, master bedroom complimented by a well appointed en suite shower room, three further double bedrooms which enjoy an outlook over surrounding countryside. Spacious and beautifully appointed main bathroom.

The double garage has been designed to generous standards and is one large open space with pitched roof, ample overhead storage and an insulated remote operated roller door has been fitted.



Location

The property is situated on the very outskirts of Ashcott and takes its access from a road leading to the nearby towns of Street and Somerton. The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, forming part of a group of six churches known as the Polden Wheel. Ashcott is particularly well known locally for its superb village community and benefits from a highly regarded Primary School, sports playing fields, The Ashcott Inn, and active village hall.



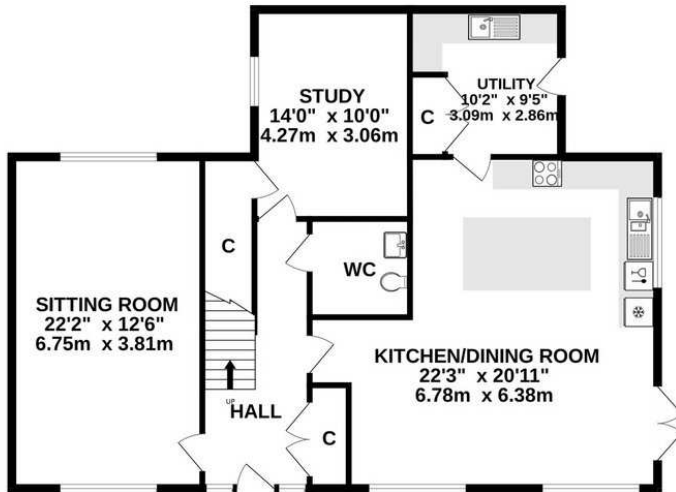


Without hesitation, Hazel Copse greatest attribute is its wonderful 0.45 acre garden which includes a light woodland, something of a rarity in the new homes market and in this instance, perfectly complementary to its already expansive interior accommodation. The approach is via a private road, ensuring passing traffic is minimal, and turning onto a private driveway entrance. A generous depth and full width patio stretches the side elevation of the house to provide a farmhouse terrace that is genuinely capable of seating the whole family! It makes for a wonderful private spot to enjoy a barbecue, and immediately steps onto an enclosed lawned garden and in turn providing access to your own private copse/small woodland.

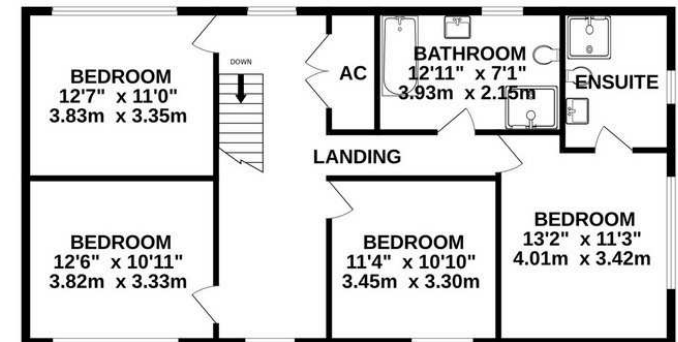
- This spectacular courtyard development of new homes is absolutely perfect for growing families who desire space and versatility in an individually crafted home
- Boasting spacious reception space throughout the ground floor to include a generous living room, separate study/home office and a large open plan kitchen/family room
- Four generously proportioned double bedrooms are complimented by stylishly appointed bathrooms, including a master bedroom suite with adjoining shower room
- Beautifully landscaped garden and additional copse extending to near half an acre in total, with ample off road parking on the lead up to a detached garage
- Superbly designed and built for 21st century living, benefiting from air sourced heat pumps and Ultra fast fibre broadband availability
- Affording a wonderful lifestyle opportunity to purchasers who can enjoy the tranquil and exclusive setting of this Pipers Farm development, yet still enjoy all the advantages of amenities close by



GROUND FLOOR
1573 sq.ft. (146.1 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2528 sq.ft. (234.9 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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