



Comptonway, 44 Compton Road



Comptonway, 44

, South Petherton, Somerset TA13 5EN

Village Centre 0.5 miles. A303 1 mile. Crewkerne and Ilminster 7 miles. Yeovil 10 miles.

An extended older style four bedroom detached house, offering extensive parking, large garaging and outbuildings, together with delightful gardens of approximately 0.38 acres, backing onto open fields. EPC Band C.

- Edge of Village Location
- Two Reception Rooms
- Four Bedrooms
- Extensive Parking and Large Garage/Workshop
- Freehold
- Hallway and Cloakroom
- Large Kitchen/Breakfast Room
- One En Suite Shower and Family Bathroom
- Outbuildings and Delightful Gardens
- Council Tax Band F

Guide Price £675,000

SITUATION

Comptonway is located on the outskirts of this sought after village, backing onto open fields, yet within walking distance of the village centre where a good range of independent shops can be found, together with the acclaimed Holm Restaurant and The Brewers Arms public house. Within the village is a church, primary school, village hall and arts centre, together with a modern medical centre and hospital. Barrington Court is just a short drive away, as is both Ilminster and Crewkerne, where a good range of day-to-day facilities can be found, together with a mainline rail link from Crewkerne to Exeter and London Waterloo.

DESCRIPTION

Comptonway was built in 1935 and is constructed principally of brick and contained beneath a tiled roof. In 1989 the property was extended to provide a large garage/workshop with bedroom and bathroom over. It benefits from double glazed windows and doors throughout, together with gas fired central heating. The property offers well proportioned rooms and includes extensive off road parking, useful range of outbuildings currently used as a gym and workshop/studio which are both fully insulated and is all set within delightful private gardens backing onto open fields and in all extending to approximately 0.38 acres.



ACCOMMODATION

UPVC door to entrance conservatory with tiled flooring and leaded glazed door leading into the hallway, with stairs rising to the first floor. Cloakroom with low level WC, corner wash hand basin, tiled floor and part tiled walls. Sitting room with views from three aspects, including a large picture window to front. Attractive stone fireplace with inset log burner. Dining room with bay window to front, recessed fireplace with inset log burner on a quarry tiled hearth, with wooden overmantel, built in cupboard to side, together with shelving and serving hatch through to the kitchen. Kitchen/breakfast room comprising one and a quarter bowl sink unit with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers. Stoves gas hob with extractor hood over, together with electric oven and grill, integrated Bosch dishwasher, views from low aspects, tiled floor and door to garage/utility are with coats area and electric meter.

Landing with window to front. Airing cupboard housing the factory lagged copper cylinder, with immersion heater and slatted shelving, trap access to roof void with aluminium loft ladder, electric light and boarded floor. Bedroom one with wonderful views from two aspects, a selection of Sharps fitted bedroom furniture including mirror fronted wardrobes and overhead cupboards, vanity unit with inset wash hand basin. Bedroom two with window to front, fitted cupboards with hanging rail and shelf, en suite shower with shower cubicle and vanity unit. Bedroom three with window to front, fitted wardrobes and vanity unit. Bathroom with window to rear, panelled bath, large walk-in shower, low level WC, vanity unit, bathroom cabinet, tiled floor with electric underfloor heating. Bedroom four with fine views over the rear garden, picture rail and overhead cupboards. Separate cloakroom with low level WC.

OUTSIDE

The property is protected from the road by a bank and low stone wall with a pair of wrought iron gates, opening onto a tarmac driveway, providing extensive parking and turning, along with access to the large garage/workshop area, which is approached through a metal up and over door and is connected with power and light. There is a utility area with single drainer sink, range of worktops with floor and wall mounted cupboards and space and plumbing for automatic washing machine and tumble dryer. Door returning to the kitchen, two windows to side and patio doors leading to the gym, which is insulated with a window to side, together with a range of cupboards and is connected with power and light. From here a further door leads into the workshop/studio area which again is fully insulated with window and door to side. Built in workbench, fitted cupboards, power and light.

To the front of the property, which is protected by a mature Beech hedge, is a large gravelled area with some attractive Box hedging and a Magnolia. To the side of the property is a lawned garden with a pair of wrought iron gates opening into the rear garden. It is fully hedged mainly with Laurel and some Leylandii and backs onto open fields over which there are wonderful distant views. To the rear of the house is a large gravelled bed with circular patio and four well clipped Acers. As you walk through the garden there are large expanses of lawn with well tendered flower and shrub borders and numerous Heathers. There is a fine selection of trees including numerous varieties Apple trees, Pear, Damson, Greengage, Cherry, Plum, along with Liquid Amber, Camellia and Willow. The pathway down the garden is a circular former pond, which is now being gravelled, together with a useful log shed, with climbing Wisteria over. Kitchen garden with five raised beds, fruit cage with Raspberry canes and Strawberries, together with an aluminium framed greenhouse, compost area and a fine sculpture of a Stag. In total the grounds extend to approximately 0.38 acres.

SERVICES

All mains services are connected.

Gas fired central heating

Broadband availability - Standard, Superfast and Ultrafast (ofcom)

Mobile availability - O2, EE and Vodafone (ofcom)

Flood Risk Status - very low risk (environment agency)

VIEWINGS

Strictly by appointment via the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

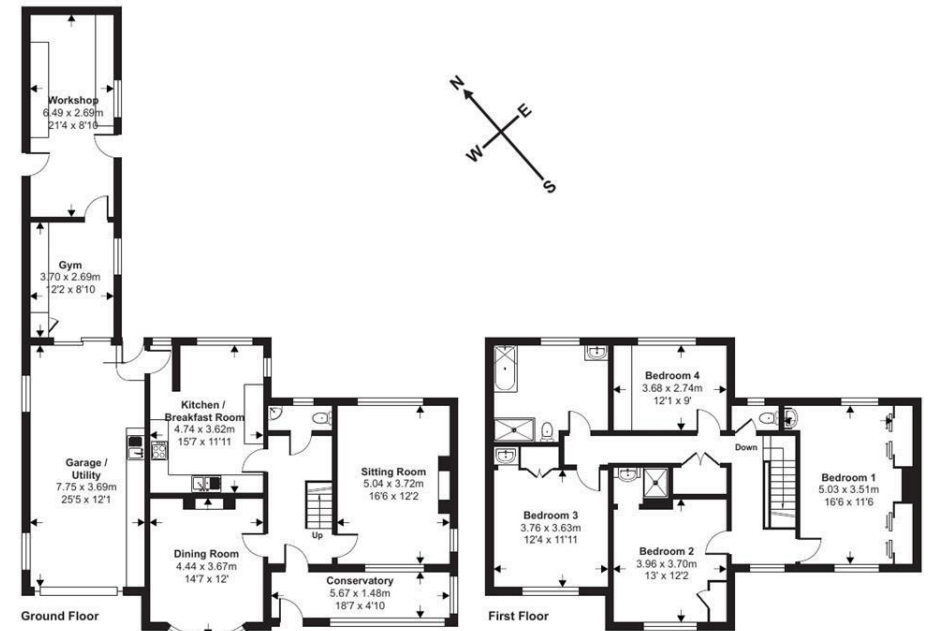
From South Petherton roundabout on the A303, follow the signs into the village centre, passing the Co-Op and Brewers Arms on the right hand side. After a short distance, bear left into Palmer Street, which in turn bears sharp right into Compton Road. Continue along here whereupon Comptonway will be seen on the right hand side and immediately opposite Beaufort Gardens.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1787 sq ft / 166 sq m
 Garage = 614 sq ft / 57 sq m
 Total = 2401 sq ft / 223 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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