





£475,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

F

Council Tax Band B



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 B3151 towards Somerton and upon entering the village of Compton Dundon continue until reaching the thatched cottage opposite the memorial and turn right into Ham Lane. Proceed for half a mile and negotiate a sharp left hand bend, continue up the hill and along Peak Lane. The property will be found on the right-hand side.

Description

A beautifully appointed character cottage nestled at the heart of this picturesque village, recently updated and extended to provide a high specification kitchen and bathrooms with attractive features including solid oak doors throughout. The home is complemented by an expansive sunny garden.

Accessed primarily from the rear elevation into a lobby with wide opening into a stunning farmhouse styled kitchen/dining/living room and door to the utility room which has space and plumbing for a washing machine and tumble dryer, the oil fired boiler can also be found here. The kitchen provides plenty of storage space with shaker style base and drawer units, complimented by solid oak worktops and double ceramic sink, with space to accommodate large farmhouse table and chairs and sofa. French doors open on to the terrace, opening up your entertaining space. There is space for a Range style cooker, dishwasher and American style fridge/freezer. Continue through to a good sized sitting room featuring an exposed stone and brick fireplace. A useful storage can be found beneath the stairs.

On the first floor a large landing leads to three double bedrooms and stunning family bathroom. The bathroom is beautifully fitted with a 'P' shaped bath with shower over, vanity unit, WC and a good sized airing cupboard. The master bedroom, complete with built in wardrobe also has a stylish ensuite bathroom, comprising roll top bath and separate shower enclosure.

Location

The property is situated in the unspoilt rural Hamlet of Dundon near the Parish Church. The neighbouring village of Compton Dundon lies within one mile and has a village Inn, the Castlebrook. The thriving centre of Street is some three miles and is home to Millfield Senior School and Clarks Village, complex of factory shopping outlets. Street also offers sporting and recreational facilities including both indoor and open air swimming pools, tennis, football, cricket, bowls etc, Strode Theatre and a range of pubs and restaurants. The ancient town of Somerton is approximately three and a half miles, and access to the M5 motorway at Junction 23 Bridgwater is within 15 miles.





To the rear, the property enjoys a particularly generous cottage style garden, predominantly laid to lawn and beautifully bordered by an abundance of mature shrubs, flowering plants and established greenery. A paved terrace extends from the rear of the cottage, providing an ideal space for outdoor dining and entertaining, while the overall size and planting give the garden a wonderfully private and established feel.

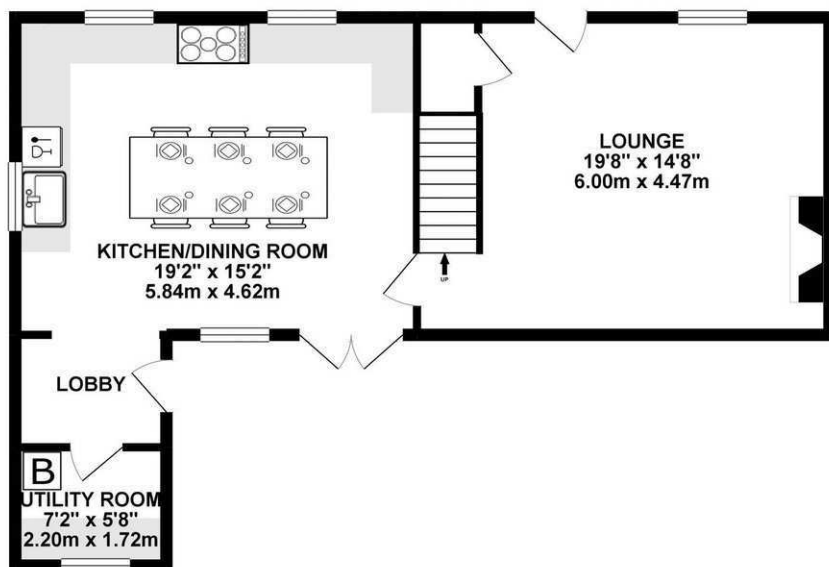
To the side, a gravelled driveway provides off road parking and leads to a recently constructed detached garage, fitted with an up and over door and benefiting from power and light. The attractive stone elevations and traditional cottage frontage complete the setting beautifully.



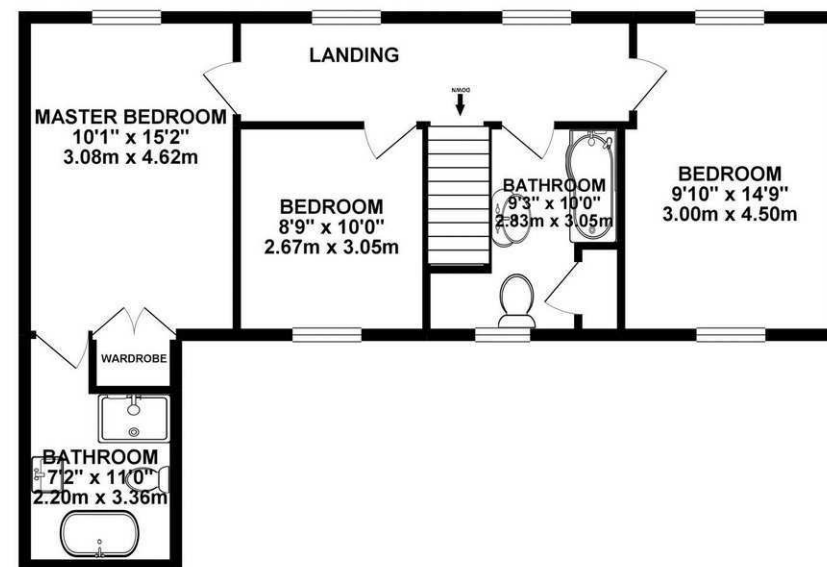
- Superb character cottage, beautifully presented throughout and finished to an exceptional specification, blending period charm with high quality modern touches.
- Occupying a wonderful position in the heart of the village, ideally placed for enjoying the local community, amenities and surrounding countryside.
- Expansive cottage style rear garden, thoughtfully landscaped with established planting and offering a particularly attractive setting for relaxing and entertaining.
- Affording three superbly proportioned double bedrooms, providing generous accommodation and excellent flexibility for family living, guests or home working.
- Stunning bespoke fitted kitchen featuring an excellent range of cabinetry, solid oak worktops and a high quality finish perfectly suited to the character of the home.
- Recently constructed detached garage, generously sized and benefiting from both power and light, providing excellent parking, storage or workshop potential.



GROUND FLOOR 667.55 sq. ft.
(62.02 sq. m.)



1ST FLOOR 667.58 sq. ft.
(62.02 sq. m.)



TOTAL FLOOR AREA : 1335.12 sq. ft. (124.04 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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