

holland&odam

Brambles | Broadway Road | Charlton Adam | Somerton | Somerset | TA11 7AZ







£685,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk

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Energy Rating A

Council Tax Band TBC

Services
Mains electricity, water and drainage are connected. Air Source central heating system.
Solar panels

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Somerton Market Place follow Broad Street into North Street and turn right at the mini roundabout and at the T junction turn right onto B3151. Take the first right onto B3153 and follow the road under the railway bridge and continue up the hill. Take the next right onto Kingweston Road and follow the road into Charlton Mackrell. Take the second left onto Station Road and continue under the railway bridge. At the junction, turn left and follow the road into Charlton Adam. Continue around the next couple of tight bends and the property can be found shortly on your right.

Description

A superb four bedroom detached new build home, with the reassurance of a 10 year ICW New Build Warranty. Occupying a generous corner plot in the heart of the popular village of Charlton Adam, along Broadway Road and within easy reach of Somerton and Street.

Designed with both character and modern living in mind, the property features a traditional build with an attractive natural stone front elevation, complemented by rendered rear, east and west elevations, blending seamlessly with its village surroundings while offering contemporary performance and efficiency.

Internally, the accommodation extends to 1710 sq ft and has been thoughtfully arranged to suit modern family living. The ground floor offers underfloor heating, a large and welcoming entrance hall, cloakroom/WC, and a spacious double-aspect sitting room. To the rear of the property is an impressive open-plan kitchen, dining and snug area, designed as the heart of the home and benefitting from bi-folding doors opening onto the rear garden, ideal for both everyday living and entertaining. A separate utility room completes the ground floor accommodation.

The first floor provides a central landing with linen storage, a generous master bedroom with en-suite shower room, and three further double bedrooms, all serviced by a well-proportioned family bathroom.

Location

Charlton Adam an attractive and traditionally social village with a public house, village hall and church. The village sits in some attractive countryside a short motoring distance to the north of the A303 with Castle Cary lying to the northeast, the historic Abbey town of Sherborne and the local regional centre of Yeovil to the south and the Somerset town of Somerton to the west. Sporting, walking, and riding opportunities abound within the area with golf clubs at Wheathill, Long Sutton and Sherborne while the region is well known for both its public and privately funded schooling. Adjoining village Charlton Mackrell has its own Church of England Primary School. Communication links are good with main line stations at Castle Cary and Sherborne linking directly with London Paddington and London Waterloo respectively while road links are along the A303 joined at Podimore giving swift access to London and the Home Counties along the M3, M25 route.











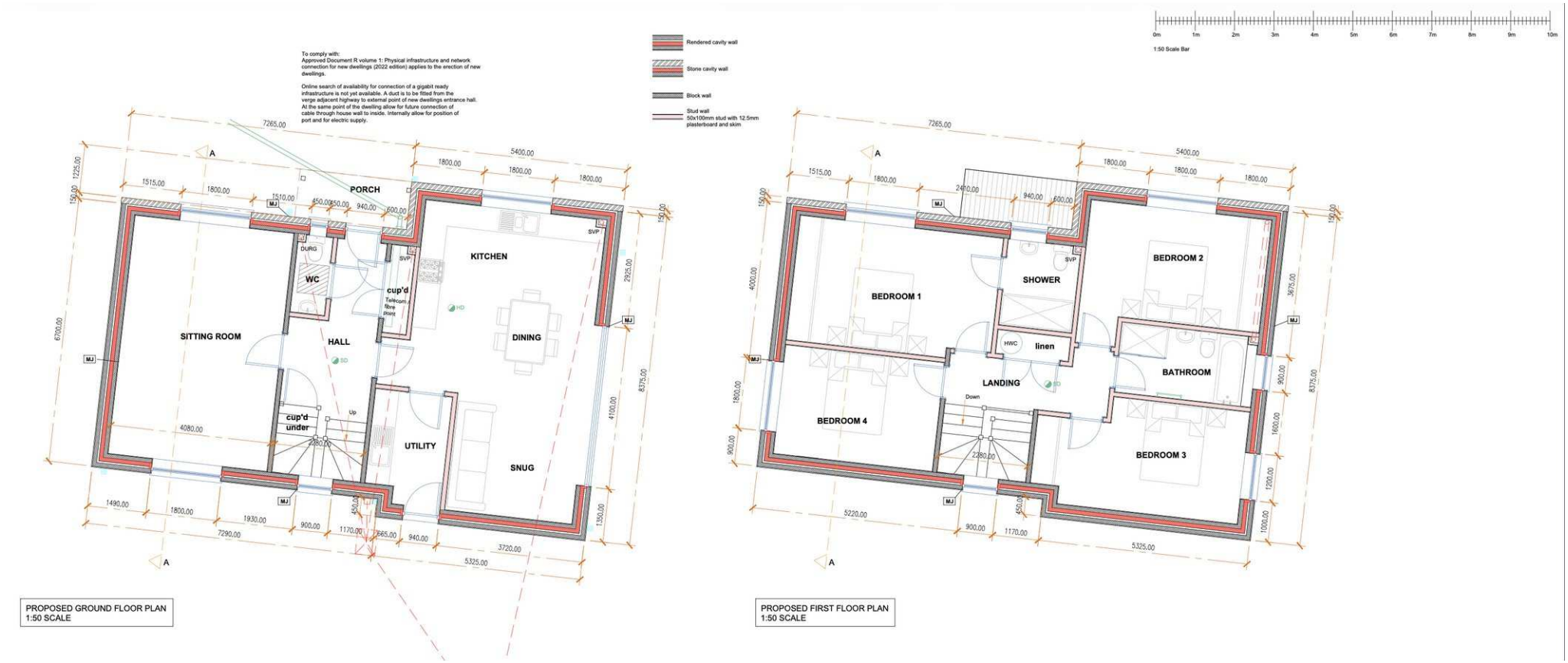
Externally, the property enjoys the advantages of a large corner plot, with an ample driveway providing three comfortable parking spaces, a detached garage, and an electric vehicle charging point plus the added benefit of solar panels and air source central heating ensuring the home is both practical and future-ready.

- Brand new four bedroom detached home, with an attractive natural stone front elevation
- 10 year ICW Warranty
- Occupying a generous corner plot in the heart of Charlton Adam, near Somerton
- Solar Panels,alongside Air source central heating plus underfloor heating
- Spacious double-aspect sitting room and impressive open-plan kitchen/dining/snug with bi-fold doors
- Separate utility room and ground floor cloakroom/WC
- Master bedroom with en-suite plus three further double bedrooms and family bathroom
- Ample driveway parking for three vehicles and detached garage
- Electric vehicle charging point









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