



£350,000

At a glance...



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**holland
& odam**

Lyndon House
Broadway Road
Charlton Adam
Somerton
Somerset
TA11 7AU

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place follow Broad Street into North Street and turn right at the mini roundabout. 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 will shortly be found on your left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Charlton Adam 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.

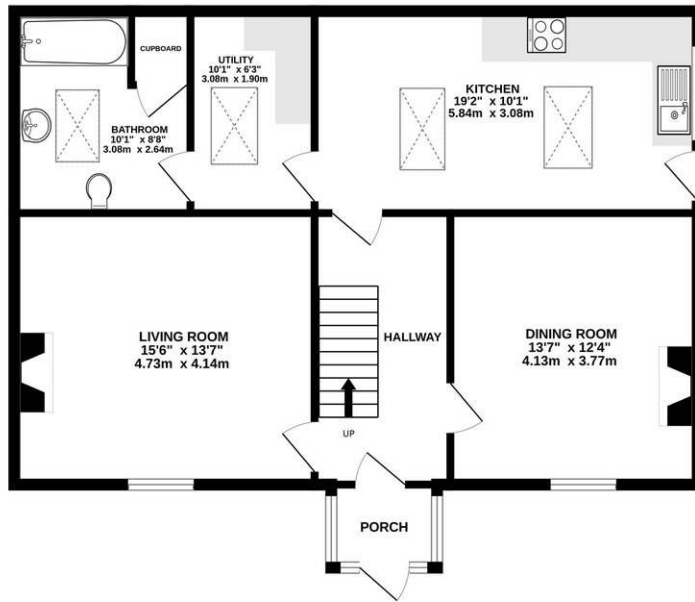
Insight

This three bedroom period home offers the perfect blend of modern living and character charm within a village setting. Nestled in the heart of Charlton Adam offering a great level of flexibility, this property has well proportioned accommodation and allows its newest owners to move straight in and personalise to their style. Benefiting from a private side garden, cottage style front garden and off road parking.

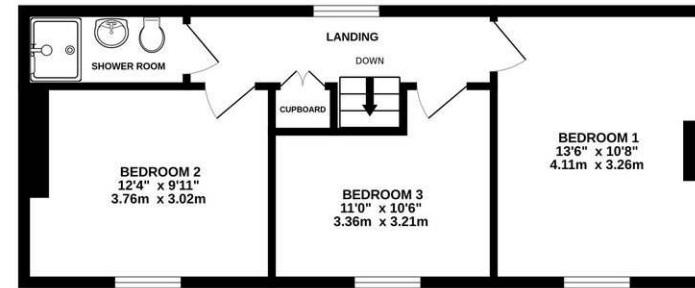
- Entrance via front porch, into a central hallway with stairs rising to the first floor accommodation and space for storage.
- Two generous reception rooms to the front aspect, with the primary room benefiting from a fireplace with inset multi-fuel burner and the other featuring an open fireplace.
- To the rear of the house is the kitchen/ breakfast room which has been finished with cream wall and base units, complimented by stone effect worktops. There is ample room for a breakfast table and plenty of natural light from the skylights and the door which opens to the garden.
- From the kitchen there is access to the utility room and the adjoining downstairs bathroom which comprises a P shaped bath with overhead shower, basin and toilet.
- The first floor accommodation offers three double bedrooms with space for free-standing furniture and a shower room.
- The majority of the garden sits to the side of the house and has been landscaped with artificial grass, raised planters and mature shrubs making it a private space to relax or entertain. The front garden has raised beds which are perfect for growing vegetables or ornate planting and a place for log storage. The property further benefits from off road parking and space for a storage shed.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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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