



holland
& odam
for sale
01458 841411



£1,185,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

B

Council Tax Band



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Approximate Estate Charges £250 pa

Directions

Proceeding from the town of Street follow the B3151 towards Somerton. After approximately 2.5 miles you will arrive at Compton Dundon. Pass a garage and at the War Memorial turn left into Compton Street. Proceed around a sharp bend to the left and proceed along the lane where The Barns will be identified on the right hand side identified by a sale board.

Description

The Barns is an exclusive courtyard development of impressive family homes. Being perfectly positioned on Home Farm's former farmyard and consisting of just seven spacious, architecturally prominent homes, complete with thoughtful open plan living and entertaining spaces, design led interiors and gorgeous country gardens. All two, four and five-bedroomed family homes are all finished to an impeccable standard and set within an attractive private courtyard. Beautiful bespoke kitchens, underfloor heating, natural finishes, Ultrafast Full Fibre broadband is, of course, a must and together with the highest specifications throughout have contributed to modern day farmhouses of distinction. The village of Compton Dundon is located within easy reach of Somerton, Taunton and Street, surrounded by towns, villages and countryside that epitomise the very best of English countryside living. The village benefits from great links to the area's many excellent schools, including Millfield, one of the UK's leading independent educational establishments. The Barns is simply a perfect collection of country homes providing your family with their very best life.

Sitting to the head of The Barns' private courtyard, accommodation at The Granary includes a principal bedroom suite with both a beautiful en-suite bathroom and dressing room, three additional double bedrooms, and the family bathroom complete the accommodation to this floor. A detached coach house, with its own private entrance, houses parking for two cars with a versatile studio room above. Back inside the main house, a full height glazed stairwell ensures a light and spacious interior feel whilst this generously proportioned family home offers thoughtful open plan spaces throughout.

Location

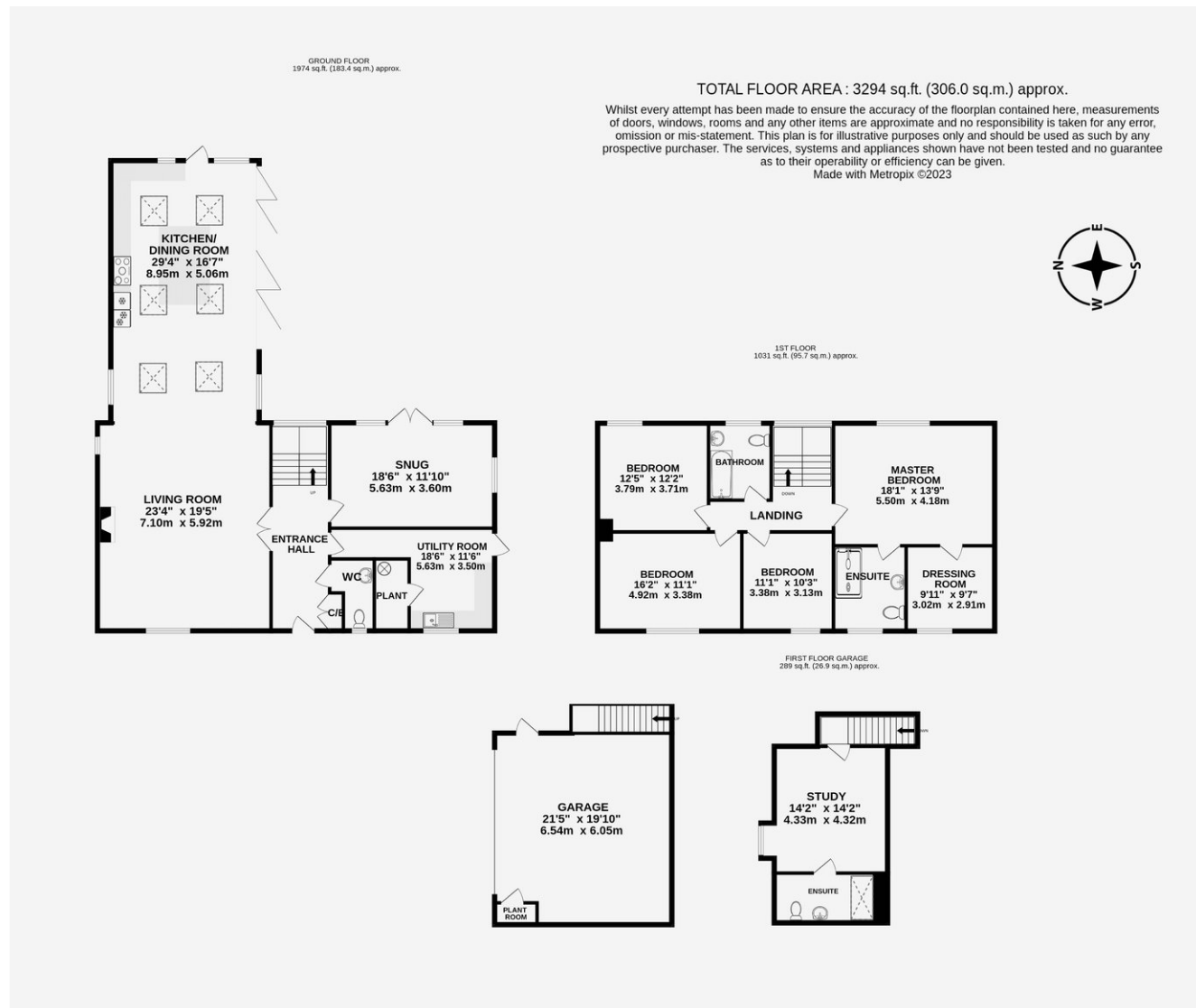
Compton Dundon's location offers the best of all worlds, with cultural offerings and first-class cuisine catered for by the county town of Taunton and nearby Wells and Glastonbury, the highly acclaimed bistros, café bars and restaurants of tiny Bruton and the shops of Somerset's largest village, Street. Meanwhile the miles of countryside, huge skies and rolling hills offer escapes into the fresh air and a plethora of locations for dog-walking and family outings. Situated in a prominent position above The Barns, Dundon Beacon is an Iron Age hill fort and historical landmark set within its own nature reserve that offers stunning and far reaching views over the village and beyond. The village of Compton Dundon is peaceful and idyllic, bordering the Somerset Levels to the west and the Polden Hills, rich in natural beauty, to the east. It has an array of local and very well attended amenities including a traditional pub, an active village hall, the quintessential local cricket club and church, while the amenities of Street are only two miles to the north and Somerton three miles south. The A303 provides easy commuter access to Bath, Bristol, Yeovil and beyond with the train station at Castle Cary having direct services to London Paddington and other mainline stations, allowing easy access to city life from your new home in the countryside.

Our children's education is of paramount importance so choosing the best school is absolutely crucial, and Compton Dundon couldn't be better served by three of the finest educational establishments in the South West. Millfield School in Street has a global reputation for not only sporting prowess but academic study and cultural endeavours are equally valued at this exceptional school which caters from kindergarten to a highly acclaimed sixth form. "The Millfield Way" brings together key staff into a child's life in such a way that is completely unique by tailoring the education programme to every student's passion and needs then placing them at the heart of the learning process. Well's Cathedral School is an independent school with private day and boarding schools for children aged two to eighteen. King's Bruton - another independent fully co-educational, secondary, boarding and day school for thirteen to eighteen year olds. The key to its success and sustained popularity is the combination of its relatively small student population with a second to none education. A little further afield is Taunton's King's College and Queen's College - both co-educational independent schools with a long and distinguished past and respected reputations. Hazlegrove Prep School in Sparkford is a co-ed, independent, pre-prep and prep school for children aged two to thirteen years. Sherborne School is an all boys' boarding school located in north-west Dorset. All of these excellent establishments are designed to offer students the best opportunities that life can offer, thus helping your children maximise and fulfil their true potential and excel in all areas of learning and creativity.



- This spectacular home covers in excess of 3290 sqft of flexible accommodation that is finished to exceptional standards throughout and will appeal to a multitude of buyers
- Built to incredibly high specification in conjunction with award winning architects and designers to create bespoke properties that stand out
- Bespoke kitchen by award winning kitchen designer Tim Baber with matching utility/boot room, appointed with solid work surfaces throughout and branded integrated appliances
- Boasting spacious reception space including living room with wood burner, snug opening onto the garden, kitchen/dining plus a large study/studio over the garage
- Four generously proportioned double bedrooms complemented by beautifully designed bathrooms including a master bedroom suite with bathroom and dressing room
- Beautifully landscaped front and rear gardens, driveway parking and double garage with remote control doors
- Exceptional quality fixtures and fittings including exquisite large format Italian tiles, Aluminium windows and bi-folding doors throughout and The English Door Company front door
- Superbly designed and built for 21st century living, benefitting from air sourced heating, Ultrafast broadband and electric car charging points
- Exclusive courtyard development within the heart of the village just a mere five-minute drive to Millfield school
- Enjoy peace of mind with a comprehensive 10-year Buildzone warrantee





RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

