





£450,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy Rating E

Council Tax Band F



Services

Mains electricity, water and private drainage (septic tank) are connected. LPG central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street take the A39 towards Bridgwater for approximately 2 miles. Upon reaching the Walton Gateway Inn, take the next left onto Bramble Hill. At the junction at the top of Bramble Hill, turn right onto Berhill and No 23 is the second house on the left hand side.

Description

Available for the first time since its construction a neatly presented and well maintained four bedroom detached house affording fantastic living accommodation throughout. Boasting beautifully well manicured south facing garden, and superb views from both the front a rear of the property. This truly versatile property lends itself to a wealth of buyers and is one not to be overlooked. Early viewing is highly advised.

Leading from the front elevation you enter under a covered storm porch, where an entrance vestibule welcomes you into the property, here you will find a useful downstairs cloakroom. Continuing through into the spacious hallway where doors lead off to the study, dining room, sitting room, kitchen, cupboard and stairs ascend to the first floor.

The sitting room is a good size, light and airy, with wood burning stove as the focal point of the room, giving a warm and cozy feel. As well as a window overlooking the rear garden, sliding doors through to the garden room, and double doors through to the dining room.

The formal dining room is bright and airy with picture window filling the room with an abundance of natural light, a superb place for hosting family dinners and entertaining guests. If you are looking for a work from home office then the study is a fantastic room taking in the views from the front of the property and countryside beyond. The stylish modern kitchen enjoys a double aspect, filled with light from the windows to the front and rear. It has been fitted with a comprehensive range of wall, base and drawer units, integrated oven and hob, ample worktop, and breakfast bar. From here you have internal access to the garage and a sliding door leads out to the garden room which is a generous size and brings the outside in with its large windows, a door gives access out into the garden.

To the first floor there four bedrooms. The principal bedroom has fantastic views over the rear garden and countryside, the fitted wardrobes are a fantastic feature as well as the neatly presented en suite which comprises shower enclosure, wash basin and WC. The second of the largest bedrooms is a fantastic size and benefits from a dual aspect over the front and rear of the property which in turn means it takes in the superb views. The further two bedrooms would also be considered good size doubles with more than enough space for free standing furniture. A family bathroom services the property and comprises panelled bath with shower over, wash basin, WC and a useful airing cupboard.

Location

Situated on the edge of the delightful village of Ashcott (population c.1186) which sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, forming part of a group of six churches known as the Polden Wheel. Ashcott is particularly well known locally for its superb village community and benefits from a highly regarded Primary School, sports playing fields, village pub, and active village hall. The village also offers good and convenient access to other local towns/employment centres, such as Taunton (18 miles), Bridgwater (10 miles), Wells (11 miles) Bristol (31 miles), Bath (31 miles) and Exeter (55 miles). The M5 motorway J23 (9 miles) and the A303 Podimore Junction (12 miles). Bristol International Airport is 23 miles and Castle Cary railway station (London Paddington) 15miles.





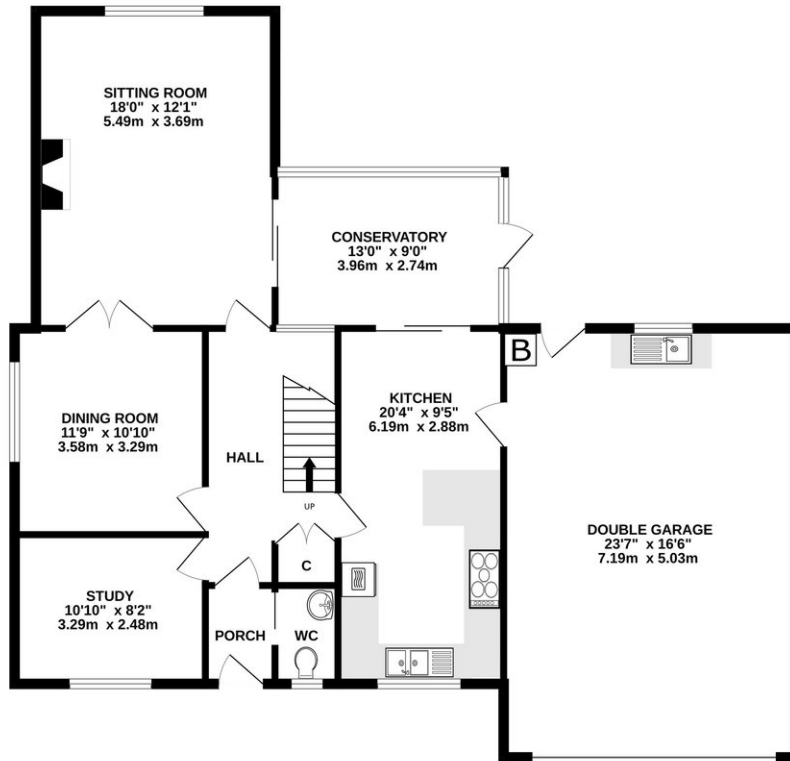
Leading from the rear elevation a good size patio leads up to a pergola which is adorned with established vines and flowers, a perfect spot for enjoying alfresco dining and enjoying the evening sun. A further area of lawn continues on which is edged with a mature hedgerow which then opens up to a large area lawn which encompasses beautiful flowering borders, raised vegetable beds, greenhouse, wooden shed and breathtaking views over the rolling fields beyond, this garden is certain to tick a lot of boxes and is perfect for families and keen gardeners alike.

Driveway parking for multiple vehicles leads up to the double garage which has been fitted with electric up and over door, power and light. The garage also benefits from plumbing for washing machine and dishwasher offering useful utility space.

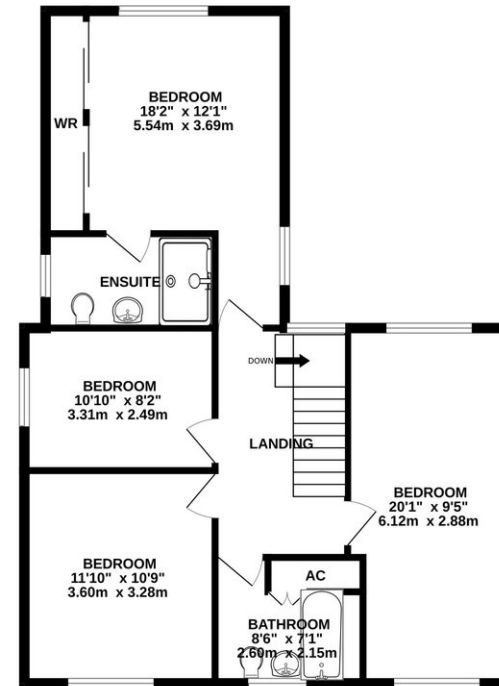
- Situated in an elevated position on the outskirts of the sought after village of Ashcott, the property enjoys superb countryside views from both front and back.
- A practical home offering a large entrance hall and landing, airing cupboard, downstairs cloakroom and built in central vacuum system throughout the property.
- Boasting three well proportioned reception rooms which are flooded with an abundance of natural light.
- Fantastic sized stylish modern kitchen which is bright and airy and enjoys a double aspect to the front and rear of the property.
- Affording four good sized double bedrooms; The Principal bedroom enjoys added benefit of built in wardrobes and en suite shower room.
- Large driveway with parking for multiple vehicles which leads up to a double garage which is fitted with electric up and over door, power and light.



GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2100 sq.ft. (195.1 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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