





£450,000

To View:

Holland & Odam  
3, Farm Road, Street, Somerset  
BA16 0BJ  
01458 841411  
street@hollandandodam.co.uk

 3/4

 2

 2/3

Energy Rating **F**

Council Tax Band **E**



Services

Mains electric, water and drainage are connected.  
Electric heating system.

Local Authority

Somerset Council  
03001232224  
somerset.gov.uk

Tenure  
Freehold

## Directions

From Street proceed on the A39 towards Bridgwater. Pass through the villages of Walton and Ashcott and shortly after passing the Albion Inn on the left, turn right signposted to Shapwick. Follow the road down the hill into the village taking the first right turning into Vicarage Lane where the property will soon be identified by our For Sale sign on the left-hand side.

## Description

This generously proportioned detached home covers almost 2,000 sqft and was built in the 1960's, an individual Scandinavian style build, enjoying an open feel, high ceilings, low pitched roof and large windows to maximise light, all typical architectural features of its time.

The accommodation whilst considered dated is neatly presented and boasts some fabulous original mid-century modern interiors that are both practical and beautifully made. Ticking many 'must have' boxes, this versatile home offers tremendous scope to extend and/or improve, great entertaining space, two/three reception rooms, three/four bedrooms, two bathrooms, utility room, ground floor cloakroom, working from home options, ample parking, garage and superb wrap around garden.

A large storm porch shelters the main entrance door, providing cover to remove muddy boots before you are welcomed in the entrance hall, from here doors lead off to a cloakroom, garden room and office and the principal reception room, a fabulous 'L' shaped room affording a dual aspect and access on to the garden, cosy up next to the wood burner in the lounge or come together around the table in the dining area which features an original built in solid wood dresser accessed from sides in the dining area and kitchen, there is also a floor to ceiling adjustable shelving unit. Continue into the kitchen/breakfast room which affords plenty of storage units, ample worktop space, two sinks, room for freestanding appliances and at the centre space for a table and chairs. The utility room is also a decent size with sink, units, space for freestanding appliances, store cupboard and door out to the garden. If required, the garden room and office would make an excellent ground floor bedroom with potential to add a ground floor bathroom as conveniently positioned next to the utility and cloakroom.

From the dining area, another 60's feature is the 'U' shaped open tread staircase with metal balustrades and wood clad walls bringing you up to a very spacious first floor landing which is flooded with natural light and offers a lovely study or reading space. High angular ceilings and floor to ceiling windows give a bright airy feel. There are two generously proportioned bedrooms, one having large built-in wardrobes with drawers, shelves and hanging space, the other has the benefit of an en-suite shower room. There is a family bathroom and third bedroom with built in wardrobe and overhead storage cupboards.

## Location

The property is situated in the desirable Polden Hill village of Shapwick which is set amidst scenic Somerset countryside, great for walkers and keen bird watchers alike. Shapwick boasts an active and friendly village community, fabulous Cricket Pavilion and recreational ground and St Marys Church. Excellent primary schooling can be found in the neighbouring villages of Catcott and Ashcott and the thriving town of Street, home to renowned Millfield School and Clarks Shoes, is within approximately 5 miles with its comprehensive range of shops, bank and the Clarks Village Outlet shopping, sporting and recreational facilities including both indoor and open air swimming pools and Strode Theatre. The nearest M5 motorway interchange at Dunball, Bridgwater is within 8 miles with Bristol, Bath and Taunton 38 and 23 miles distant respectively.



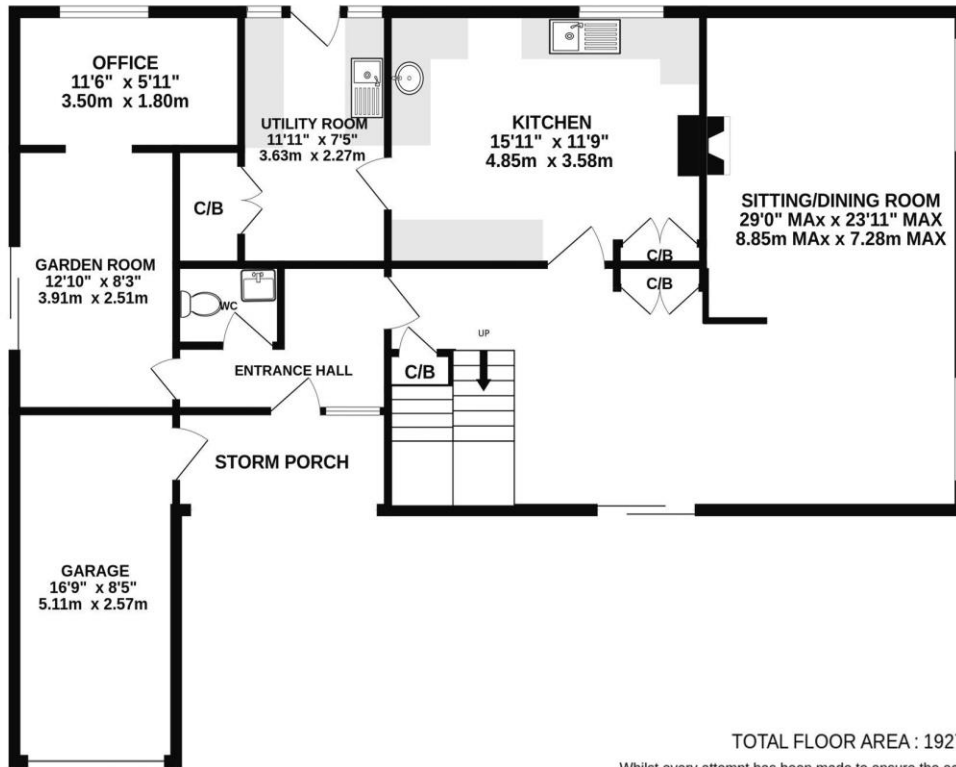
Note to purchaser - This timber framed home is deemed non-standard construction, buyers requiring a mortgage are advised to seek advice from a broker about lending options.



Occupying quarter of an acre plot (approximate measurements taken from Google Earth) the property provides a sunny aspect and good degree of privacy. Approached via Vicarage Lane, a quiet no through road, a five-bar gate opens onto a sweeping drive providing parking and turning space on the lead up to the garage which is fitted with up and over door, power, light and pedestrian door to the side. The front garden is laid mostly to lawn with a patio extending from the front elevation where sliding doors give access from the dining area and a sun canopy provides shade over, the garden is edged with established flowering shrub borders which continues around to the front and side of the property where there is plenty of space for refuse and additional storage. The rear garden is a fantastic size separated from the front by a mature hedge with archway through to an expanse of lawn with deep established borders. There is also a lovely variety of mature trees including a Rowan tree, plum and apples trees.



GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1927 sq.ft. (179.0 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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