

# George Street

Charlton Adam, TA11 7AS

COOPER  
AND  
TANNER



## Asking Price Of £585,000 Freehold

A tastefully presented modern detached home set upon a generous plot within this highly regarded village. Offering a wealth of parking options, large garden backing onto open fields, fantastic detached studio providing unique entertaining or office space.

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### ACCOMMODATION:

Entered principally via the large entrance porch, which provides a practical and welcoming space for busy families, and space to store coats, shoes etc. A glazed internal door opens into the living accommodation, firstly into the well proportioned living room which centres around the impressive mock Inglenook style fireplace and log burning stove. From here there is access to a dedicated utility room and a large archway through to the spacious kitchen diner; a sociable open plan space enjoying plenty of natural light. The kitchen itself is fitted with a range of traditional wall and base units with contrasting worktops and a twin bowl stainless-steel drainer sink. Integral appliances include a ceramic hob and eye level oven/grill. From here, the boot room provides direct access to the driveway and a cloakroom with WC and wash basin, whilst a conservatory extends from the dining area to offer additional entertaining space which flows out toward the rear garden.

To the first floor you will find four excellent size double bedrooms, two of which include fitted wardrobes and all providing space for a range of accompanying furniture. The two rooms to the rear also enjoy countryside views. A spacious fully tiled family bathroom serves this floor, featuring a modern four piece suite including a bath and separate large shower cubicle, as well as WC and wash basin over vanity.

### OUTSIDE:

The property sits within a generous plot extending mostly from the rear. A gated driveway leads down the side of the house, opening out to provide a wealth of parking space. From here, there is access to a tandem garage and separate outbuilding currently set up as a games room/gym. This versatile additional space enjoys bi-folding doors opening out to ensure easy accessibility for any outdoor gatherings. Other potential uses include a self contained office, guest bedroom or workshop. The majority of the garden is laid to

established lawn offering great recreation space for families, whilst those who like to entertain will benefit from unique spaces here in which to host, upon the large deck taking in the surrounding countryside views, conservatory and surrounding patio or within the 'games room'.

### SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded E for council tax within Somerset Council.

### LOCATION:

Charlton Adam is a popular village set amongst rural countryside and adjoining the village of Charlton Mackrell. The village amenities include successful Primary School, pretty Church, Village Hall and playing field, public house and bus services. Castle Cary is approximately six miles away and has a mainline Railway Station (London/Paddington). Bath and Bristol are approximately one hour away by road, likewise the south coast. There is private education if required at Wells, Bruton and Street. Charlton Adam lies in the catchment for Huish Episcopi Academy also. Comprehensive sporting and recreational facilities are available in the area and these include golf at Wells, Wheathill and Mendip; sailing at Chew Valley; fishing at Chew Valley; racing at Bath, Wincanton and Taunton; spectator sports of rugby, cricket and football at Bath, Bristol, Taunton and Yeovil.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





# Rhencullen, George Street, Charlton Adam, Somerton, TA11

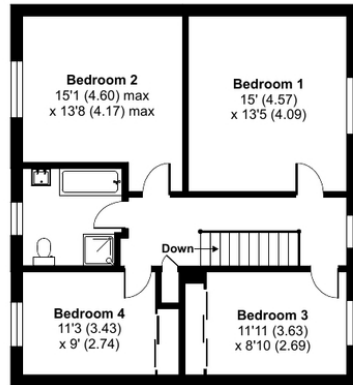
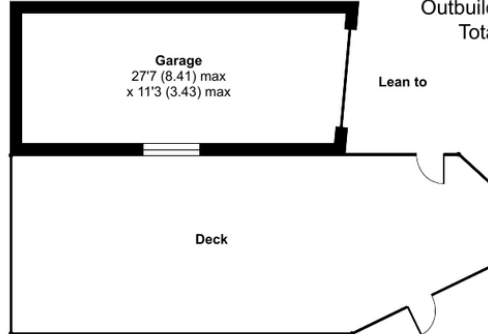
Approximate Area = 1904 sq ft / 176.9 sq m

Garage = 303 sq ft / 28.1 sq m

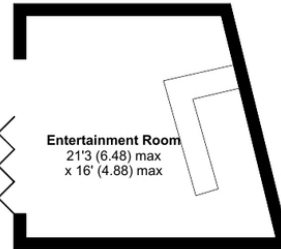
Outbuilding = 361 sq ft / 33.6 sq m

Total = 2568 sq ft / 238.6 sq m

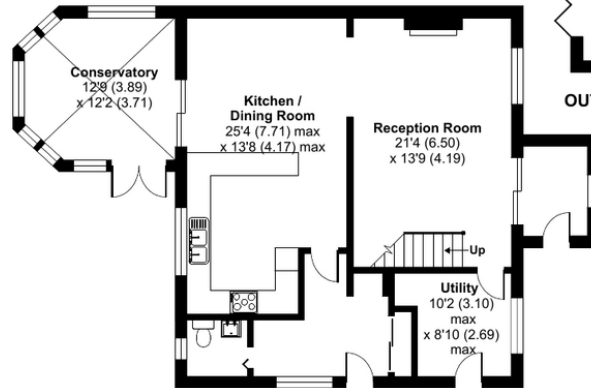
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1003447

## STREET OFFICE

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