

Townsend Lane

Chilton Polden, TA7 9EL

COOPER
AND
TANNER



Asking Price Of £315,000 Freehold

A 'picture perfect' 17th Century cottage situated in a sought after village on the Polden Hills. The deceptively spacious accommodation has been tastefully updated of late and additional benefits include a garage, driveway and beautifully tended front and rear gardens. No onward chain.

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OUTSIDE:

At the front elevation a gate opens into a walled front garden with a central pathway framed by lawns and a vibrant display of mature flowers, shrubs and trees to each side. This not only creates fabulous kerb appeal to an already attractive cottage, but also provides a usable recreation space soaking up the sunny south facing aspect. Here there is also access to external storage in the form of two small outhouses and a wood store. A water supply and external power point is installed. The back garden can be accessed from the kitchen, which opens out on to a paved patio ideal for entertaining. Here there is an outside water supply and access to the oil tank. The remainder of the garden features a pathway winding through flower beds and an impressive display of potted plants, an excellent quality 'Eden' greenhouse and a calming water feature creating a wonderful ambience. A gate opens at the rear, to off-road parking for three vehicles and an attached garage with a remote roll up door. A further timber shed at the side of the garage provides useful additional storage space and there are further external power points installed. In our opinion this beautifully arranged space is every bit the traditional cottage garden that must be viewed to be appreciated.

LOCATION:

Chilton Polden is a popular village nestled within the

picturesque Polden Hills, enjoying easy access to the A39 and M5. The village has a pub, church and playing field. Primary schooling is provided just a few miles away at Catcott and comprehensive convenience store with sub post office, village hall and health centre in neighbouring Edington. Secondary education is available at Crispin School, Strode College and the renowned Millfield School, all in Street. The village is approximately seven and a half miles from both Street and Bridgwater and six miles from the M5 junction 23. Taunton, Bath and Bristol are commutable and rail links can be found in Bridgwater, Yeovil, Taunton or Castle Cary. Bristol Airport is within a 45 minute drive on average.

SERVICES:

Mains water, drainage and electricity are connected. An oil fired central heating system is installed. The property is currently banded D for council Tax within Somerset Council.

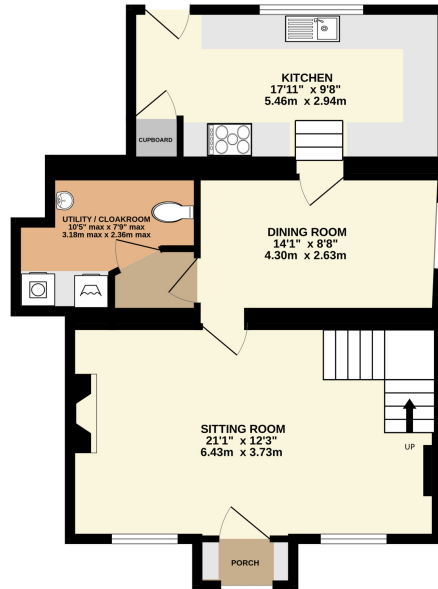
VIEWING ARRANGEMENTS:

Strictly by prior appointment with Cooper & Tanner and accompanied by our agents. If arriving early, please wait outside the property, to ensure our staff can find you.

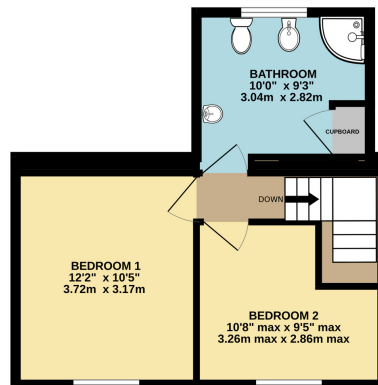




GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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STREET OFFICE

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