

Ham Lane

Compton Dundon, TA11 6PQ

COOPER
AND
TANNER



Asking Price Of £700,000 Freehold

A spacious and immaculately presented home filled with natural light and enjoying simply stunning countryside views to front and rear, as well as a generous plot totalling c.0.27 acre of beautifully tended gardens. Situated on the edge of this picturesque village, yet less than a 10 minute drive to Street or Somerton.

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ACCOMMODATION:

Entering via the main entrance at the front elevation, leads you into the bright and airy reception hall, where stairs rise to first floor accommodation with a storage cupboard beneath, and doors open to ground floor living spaces. The generous living room enjoys dual aspect windows, taking in fabulous scenery and plenty of light from both front and rear, while an attractive modern fireplace with stove style electric fire provides a great focal point to the main sitting area, and sliding double glazed doors lead to the rear garden. The impressive L-shaped open-plan kitchen-diner is sure to provide busy families or those who like to host, the much sought after sociable space many buyers seek. The kitchen comprises a comprehensive range of fitted matching wall and base units with wood effect worktops, one and a half bowl drainer sink and fabulous rural views beyond the rear garden. Integral appliances include a dishwasher, ceramic hob with cooker hood over and eye level electric oven and grill. The spacious dining area easily accommodates a large dining table for family meals. A well appointed utility room provides a practical space for busy households, with a range of fitted storage units and worktops, a drainer sink and room for appliances such as a washing machine and fridge/freezer. From here you'll find doors opening internally to the double garage and separately to a fully equipped shower room. This serves as both a cloakroom for guests and a useful third 'bathroom', perhaps particularly useful to dog owners or members of the household returning from outdoor activities. Moving to the first floor, there are five bedrooms comprising of two large double rooms, two smaller doubles and a generous single. The primary suite is particularly spacious and enjoys fabulous views, as well as a range of fitted storage and an ensuite shower room. A family bathroom serves the other bedrooms, featuring an integral flush WC and wash basin upon fitted vanity and a bath with shower over.

OUTSIDE:

The generous plot and wonderful landscaped gardens are a true selling feature of this home, which our vendors have lovingly tended to for decades. The open aspect to both front and rear also provide a feeling of space as well as attractive outlooks, enhancing the enjoyment of the gardens. There is truly something here for everyone, whether it be lawns for recreation, vibrant flowerbeds, a wide selection of mature shrubs and trees and two patio areas for outdoor entertaining, sheltered by a pergola and an awning. Garden buildings include a greenhouse and a substantial garden shed, and keen horticulturalists will enjoy the range of raised planters for their home grown produce. The south facing aspect also ensures the garden enjoys the best of any sunshine throughout most of the day. At the front elevation, two vehicular

accesses ensure ease of entry and exit from the generous driveway, which can easily accommodate three-four cars, plus twin single up and over doors open to the double garage as well as a uPVC door at the side. The attractive front gardens add to the obvious kerb appeal of this wonderful home, which must be viewed to be fully appreciated.

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. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area. A further range of 'material information can be found within our online portal listings, or upon request from our office.

LOCATION:

The village of Compton Dundon is in one of the most picturesque areas of Mid-Somerset with both the Polden Hills and the Somerset Levels nearby. Locally there is a village hall which runs a sub post office service, a church and a pub. The nearby market town of Somerton (approximately 3.5 miles away) provides a range of amenities including a shopping precinct, library, doctors surgery, several public houses and restaurants. A wide range of further amenities are available in Street and Glastonbury, including quality schooling at all levels such as world renowned Millfield School, Crispin School and Strode College. Shoppers can enjoy Clarks Outlet Village within the heart of Street, which is just a 10 minute drive away, in addition to a variety of restaurants and leisure activities. Beautiful countryside walks and other rural pursuits can be found within close proximity.

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.





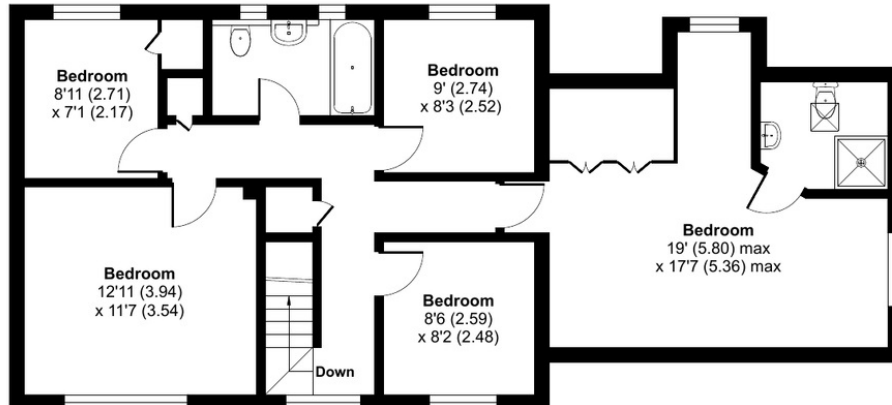
Ham Lane, Compton Dundon, Somerton, TA11

Approximate Area = 1682 sq ft / 156.2 sq m

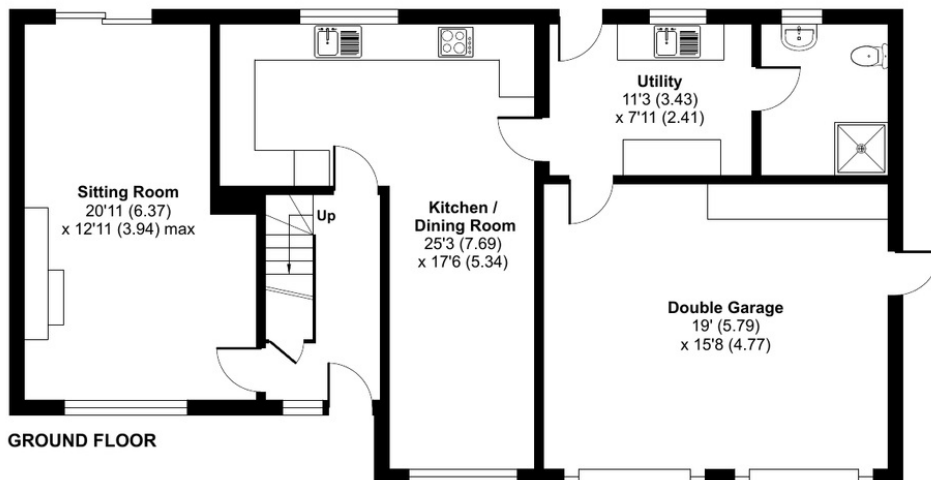
Garage = 304 sq ft / 28.2 sq m

Total = 1986 sq ft / 184.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1291113

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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