



Littleton Road, Littleton TA11 6NP

Asking Price Of £965,000 Freehold

COOPER
AND
TANNER



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 5  3  3  c.0.43 acres EPC B-83

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Cooper and Tanner are proud to present 1 Manor Farm Cottages, a modern and energy efficient home, yet exuding character and charm due to its use of locally sourced stone and oak joinery throughout. Rarely are modern homes produced to this exceptional standard with the added benefit of a substantial garden, which has been extensively landscaped by our clients' family. Internally the accommodation is both naturally light and spacious throughout, offering superb versatility due to its flexible layout, suiting larger families or even multi-generation living.

Accommodation

The principal entrance to the front elevation is sheltered by an imposing oak framed storm porch, before the front door welcomes you to an impressive light filled reception hall at the heart of this property. A fabulous range of oak joinery provides a modern yet natural sense of quality throughout, which is particularly evident here from the beautiful wooden staircase and part glazed oak doors opening to ground floor living areas. A cloakroom with WC and wash basin is also found here. Families with children of studying age, or anyone perhaps needing to work from home will be spoilt for choice, with a well-proportioned study on the ground floor, in addition to a variety of outbuildings to choose from. The spacious sitting room provides a calm and cosy setting to relax in the evening, with bi-folding doors opening to the garden and a sleek stone fireplace at its focal point. The star of the show is undoubtedly the fabulous open-plan kitchen/diner/family room, providing the social hub many buyers now seek. The kitchen itself comprises a beautiful range of fitted wall and base level cabinetry with granite worktops and a Belfast style sink, as well as a centre island with

contrasting oak countertop. Integral appliances include a twin fridge/freezer unit, dishwasher and a high spec Rangemaster electric oven with ceramic hob. A separate utility room offers a practical space for busy lifestyles, featuring a range of matching fitted cabinetry, worktops, a drainer sink and space for laundry appliances. Finally on the ground floor, the sunroom, which is accessed both internally and externally, offers a great additional entertaining space for hosting guests needing to escape a stray summer shower or two.

Moving to the first floor you'll discover a spacious landing area with two large double width fitted cupboards providing useful storage, before doors open to five superbly proportioned double bedrooms and the three bathrooms. The principal suite is particularly generous and features access to a private ensuite shower room, whilst bedroom two boasts an adjoining dressing room/snug and shares a well-appointed 'Jack and Jill' ensuite shower room with the third bedroom. The remaining two bedrooms are served by the large and impressively equipped family bathroom, which includes a double width walk-in shower cubicle, bidet, WC, pedestal wash basin and mobility assistance bath. All bathrooms feature travertine style tiling and contemporary white suites.









Outside

Whilst the inside of this luxurious home is undoubtedly appealing, outside is where the property sets itself ahead of similar homes. The ample 0.43-acre plot offers plenty of driveway parking for larger families and guests, with room to turn and an attractive yet easy to manage lawned front garden adding kerb appeal. Whilst the large rear garden has been extensively landscaped to offer several areas to appeal to all ages and interests. The gated side entry is wide enough to allow access for ride on lawnmowers etc, whilst on the opposite side of the house there is a substantial double garage with twin remote controlled roll up doors. Above this, accessed from the garden via steps, is an exceptionally well-appointed workshop boasting numerous banks of power sockets, strip lights and skylight windows for natural light. A cloakroom with WC and wash basin, serves this and the adjoining 'office', which could as easily provide further hobby space, or a games room as required. The impressive further range of good quality timber outbuildings includes two general purpose sheds, a potting shed, summer house/studio and mower shed/workshop, all catering for a huge variety of potential hobbies as well as pleasing any keen gardeners. The remainder of the rear garden is set over three levels, firstly closest to the house is a fantastic, raised terrace enclosed by glass/metal balustrades, providing a fantastic outdoor entertaining space. Several pathways then wind through the formal flower and rockery garden at the centre of the plot, toward another secluded patio surrounded by a wide array of vibrant raised borders, as well as an impressive water feature.

The top half of the garden is laid to open lawn, offering ample recreation space for younger residents, as well as pets, and the summer house in the top corner of the plot provides a commanding position to sit and read in peace a peaceful spot, overlooking the rest of the garden.

Location

The hamlet of Littleton on the outskirts of Compton Dundon is in one of the most picturesque areas of Somerset with both the Polden Hills and the Somerset Levels nearby. Locally, there is a church, village hall, garage and pub. The nearby market town of Somerton (approximately 3.5 miles away) provides a range of amenities including a shopping precinct, a 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 renowned Millfield School, Crispin School & Strode College. Shoppers can enjoy Clarks Outlet Village within the heart of Street, just a 10-minute drive away.

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.

Material information for this property can be viewed online via Rightmove and OnTheMarket.com, or upon request from our office.



Local Council: Somerset Council

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains electric & water connected, private drainage. Outdoor mobile signal likely with four major networks and ultrafast broadband is available in the area (Ofcom)



Motorway Links

- M5 (J23)
- A303 Podimore



Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)



Nearest Schools

- Charlton Mackrell, Butleigh, Street (Primary)
- Millfield (Independent), Crispin, Strode College (all in Street), Huish Episcopi

Littleton, TA11

Approximate Area = 2974 sq ft / 276.2 sq m

Garage = 341 sq ft / 31.6 sq m

Outbuildings = 938 sq ft / 87.1 sq m

Total = 4253 sq ft / 394.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1278204

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