

# Broadway

Chilton Polden, TA7 9EQ

COOPER  
AND  
TANNER



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**Guide Price £364,500 Freehold**

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A beautifully individual character cottage bursting with period features and tastefully modernised in all the right places. This deceptively spacious home enjoys a secluded rear garden, off-road parking and a fabulous position at the heart of the village. A viewing is absolutely essential to appreciate the layout and charm of this unique property.

# Broadway Chilton Polden TA7 9EQ

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### ACCOMMODATION:

The property is entered via the front elevation where the primary entrance door opens to a reception area, leading onto the main living space at the heart of the property. There are two loosely defined spaces separated by a stunning brick lined archway, forming a spacious yet cosy sitting room focused around the impressive inglenook fireplace with integral log-burning stove, and an area currently used as a study. A stunning slate floor continues through these initial spaces as well as partially exposed stone walls and wooden beams. The ground floor continues in two directions from here, with a sizeable third double bedroom served by a wash room, providing versatility as guest accommodation suitable for those preferring to live on one level, or additional reception space as required. The enclosed inner hallway features stairs to first floor and a range of useful fitted storage cupboards, before leading to the kitchen. Having been recently modernised, this now includes a stylish range of contemporary fitted wall and base units with granite worktops, undermounted sink and space for a range style oven. Accommodation continues toward the rear, into cleverly designed dual-purpose utility and breakfast room, with space for informal dining and further fitted cupboards/appliances. The impressive dining hall beyond, offers a fantastic space in which to entertain family and friends, or even provide a fourth bedroom.

On the first floor you'll find two good size double bedrooms, with the principal room being of particularly generous proportions. The family bathroom is also spacious and boasts an attractive modern suite including walk-in double shower cubicle, separate bath and WC/wash basin within stylish vanity units.

### OUTSIDE:

At the front elevation a hardstand provides off-road parking for one car and a sheltered courtyard leads to the front entrance. The rear garden enjoys superb privacy and an open aspect over adjacent

fields, whilst providing a space suitable for a variety of needs. A resin bound pathway links the various areas for ease of access and maintenance, with a central lawn for recreation and pets, enclosed by attractive borders stocked with palms, shrubs and flowers. A timber shed provides useful additional storage and the greenhouse will suit those more green fingered buyers.

### SERVICES:

Mains water, drainage and electricity are connected and an oil fired central heating system is installed. The property is currently banded C for council Tax within Somerset Council. Ofcom's online service checker states that mobile phone coverage is likely from three major providers and that superfast broadband is available in this postcode.

### 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.

### 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).



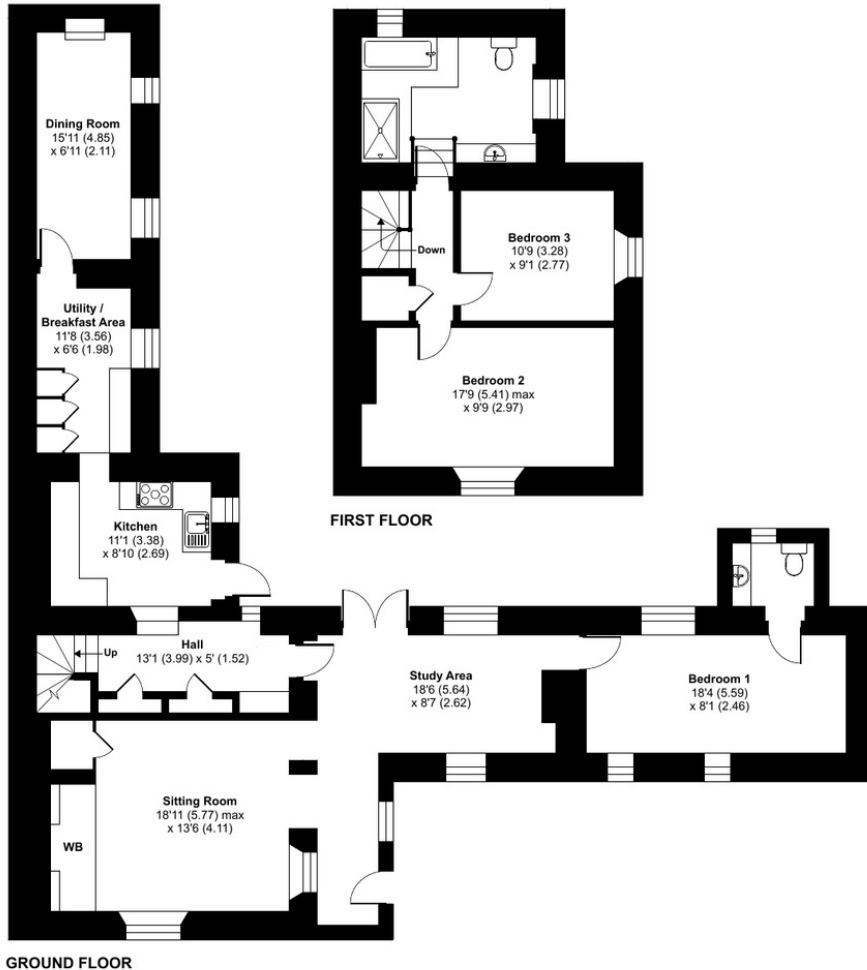




# Broadway, Chilton Polden, TA7

Approximate Area = 1587 sq ft / 147.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1112497

## STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

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