

White Meadow

Chilton Polden, TA7 9EZ

COOPER
AND
TANNER



Guide Price £317,500 Freehold

A 'better than new' detached modern home within a popular Polden Hills village, having been tastefully decorated and superbly maintained by our clients. The remaining NHBC warrantee can add peace of mind for incoming buyers, and the allocation of three off-road parking spaces is a rare benefit.

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ACCOMMODATION:

A light and airy reception hall greets you to this well-proportioned and superbly presented modern home. Stairs rise to the first floor from here and a large cupboard beneath provides useful storage space. Doors open to ground floor rooms including: a generous living room offering ample space for a range of sofas and display furniture; a cloakroom with WC and wash basin; and the open-plan kitchen diner, which is flooded with natural light through the patio doors and rear facing window. The dining area accommodates a good size table for family or social gatherings, whilst the kitchen comprises a comprehensive range of wall and base level units with contrasting worktops, including a breakfast bar. Integral fixtures include a one and a half bowl drainer sink with mixer tap, ceramic hob with cooker hood over and electric oven below. Completing the ground floor is a separate utility room, facilitating the housing of laundry appliances away from the main accommodation and affording additional storage space within a range of fitted cupboards.

On the first floor you'll find an airing cupboard off the landing, and three good size bedrooms. All of these can accommodate double beds, although the third bedroom is currently set up as a dressing room. The larger master room benefits from its own en-suite shower room, whilst the other bedrooms are served by the immaculate family bathroom and its contemporary white suite.

OUTSIDE:

The property's frontage is framed by a modest fore garden, landscaped for ease of maintenance yet creating kerb appeal using a mixture of slate, turf and young shrubs that soften the space. Vehicular access at the side of the property, leads to a driveway accommodating up to three cars. An external side gate opens into the back garden and double glazed double doors also open from the dining area, to a patio which soaks up the afternoon and evening sunshine due to its westerly facing aspect. The remainder

of the garden is laid to level lawn and enclosed by close board fencing, providing recreation space for children and pets. A timber shed in the far corner creates additional useful storage space.

SERVICES:

Mains electric, water and drainage are connected, and an air source heat pump facilitates hot water and central heating. The property is currently banded D for council tax, within Somerset Council.

LOCATION:

Chilton Polden is a picturesque village nestled on the wonderful Polden Hills with easy access to the A39. The village has a popular pub, a church and playing field. Primary schooling is provided just a few miles away at Catcott and comprehensive convenience store with sub post office in nearby Edington. Local doctors surgery and medical centre a short drive away. Secondary education is available at Crispin School, Strode College and the renowned Millfield School, all in Street. Located approximately eight miles from Street and approximately six miles from Bridgwater and the M5 (junction 23). Taunton, Bath and Bristol are commutable and rail links can be found in Bridgwater or Castle Cary.

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).

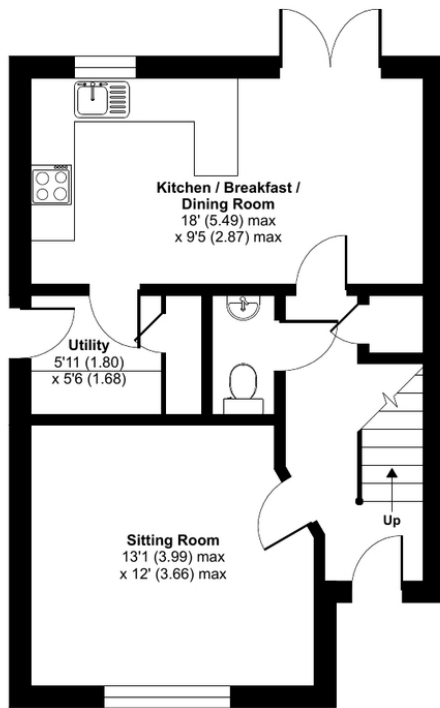




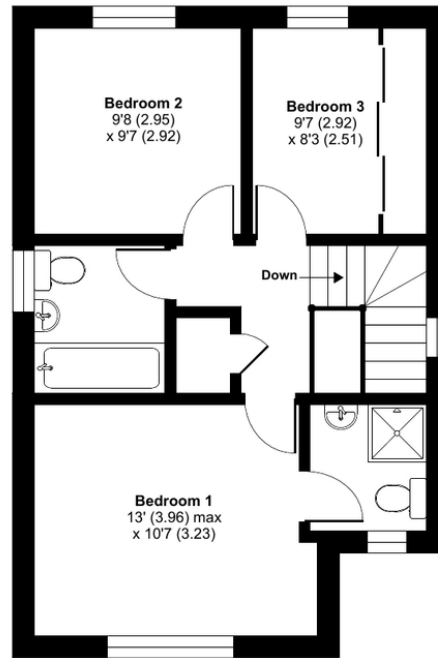
White Meadow, TA7

Approximate Area = 958 sq ft / 89 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 1020256

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