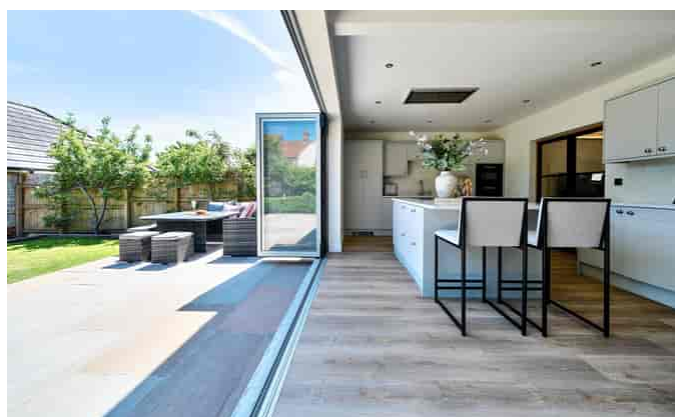


# Partridge Close

Greinton, TA7 9BA

COOPER  
AND  
TANNER



## Asking Price Of £525,000 Freehold

This spacious and attractive detached home has been extensively modernised to an exceptional standard by our clients, offering genuinely impressive and contemporary living in a small cul-de-sac setting on the edge of a semi-rural hamlet between Street and Taunton. External studio with annexe potential.

# Partridge Close Greinton TA7 9BA

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## Asking Price Of £525,000 Freehold

### ACCOMMODATION:

Entering via the primary access at the front elevation, leads you into the spacious and impressive reception hall which is superbly presented in calming and warm decorative tones, perfectly setting the scene for the rest of the accommodation. From here there are doors off to the well proportioned study, which not only suits home working or study aged children, but easily offers a potential fifth bedroom if required. The generous sized sitting room is finished in a contemporary minimalist look, boasting a stylish media wall with fitted 'floating wall storage units' beneath and shadow gap led lighting above, before glazed double doors open to the impressive open-plan kitchen/diner. This naturally bright and sociable space is sure to be the heart of this home, whether you like to cook, entertain or gather the family at meal times. The stunning contemporary kitchen comprises a comprehensive range of fitted wall and base level units, including a centre island, with granite work surfaces and matching splashbacks over. Integral fixtures include a fridge/freezer, and Bosch appliances to include induction hob, dishwasher and twin oven/microwave. Bi-folding doors with integral blinds, open directly to the rear garden, ensuring a near seamless flow from inside to out when entertaining during the warmer months. A separate utility room provides practical space for busy households, fitted with matching storage cabinetry, granite countertops, a Belfast style sink and space for laundry appliances. Completing the ground floor is a guest cloakroom with WC and wash basin. Moving upstairs you'll discover a particularly spacious landing area with a large fitted airing cupboard and doors opening to four good sized bedrooms and the exquisite family bathroom. All four bedrooms could accommodate double beds if required, whilst the generous primary suite enjoys its own beautifully appointed shower room. The remaining bedrooms are served by a simply stunning bathroom that boasts a huge walk-in shower, freestanding rounded bathtub, integral flush WC and twin basins over a 'floating' vanity.

### OUTSIDE:

The traditional appearance of this modern home was sympathetic to local architecture, using a double fronted style similar to Victorian era cottages found in the neighbouring villages. The pretty exterior is framed by Blue Lias stone walls enclosing a cottage style front garden full of vibrant seasonal flowers and shrubs. Access at the side of the property leads to a spacious driveway with parking for up to five vehicles, and the former detached double garage, which has more recently been converted to a 'studio/ garden room', proving the idea home office, games room or gym. Obvious potential also exists to create a self-contained annexe here, subject to the

necessary consents. The enclosed rear garden has external entry gates at the side and rear of the plot, whilst the bi-folding doors and the utility room door, opens out to a fabulous recently laid patio, large enough for family gatherings. The remainder of the garden comprises a well-maintained lawn bordered by neatly trimmed hedging and small variety of fruit trees, ensuring a relatively low-maintenance garden that's both child and pet friendly, yet doesn't compromise on aesthetics. Outdoor lighting means your barbecue doesn't have to end when the sun goes down, creating a lovely ambience into the evening. This one of a kind home must be viewed to appreciate all that it offers.

### SERVICES:

Mains electric, water and drainage are connected, and LPG-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 Superfast broadband is available in the area. A further range of material information can be found on our portal listing, or upon request from this office.

### LOCATION:

The property is situated at the heart of the pretty village of Greinton, roughly 5 miles to the southwest of Street and 16 miles from the county town of Taunton. Kings Sedgemoor Equestrian Centre is a mere 1.3 miles away. The nearby village of Ashcott provides a primary and pre-school, pub and church. Street, famous as the home of world-renowned Millfield School, also provides excellent shopping in the form of Clarks Outlet Village, and there is a secondary school, Strode Sixth Form College and Strode Theatre. Other centres in the area include Somerton, Glastonbury, Wells & Bridgwater. Bristol, Bath and Exeter are each within approximately 1 hour drive. The M5 motorway (Junction 23) is found only 8 miles away, where Gravity Smart Campus is under construction. Rail links to London are available from Taunton, Bridgwater, Yeovil and Castle Cary and Bristol International Airport is approx. 30 miles away. The beautiful surrounding countryside is largely unspoilt and accessible with many footpaths, byways and nature reserves nearby.

### 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.







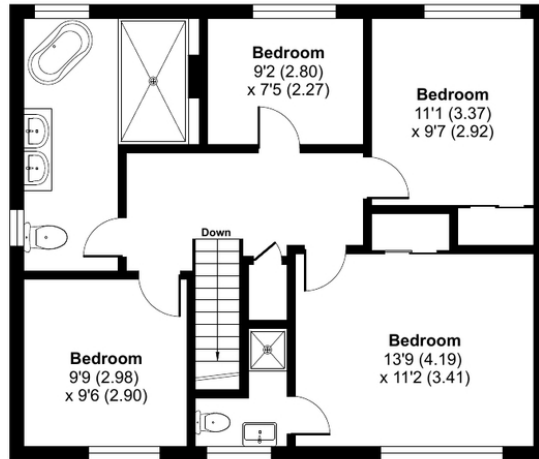
## Partridge Close, Greinton, TA7

Approximate Area = 1601 sq ft / 148.7 sq m

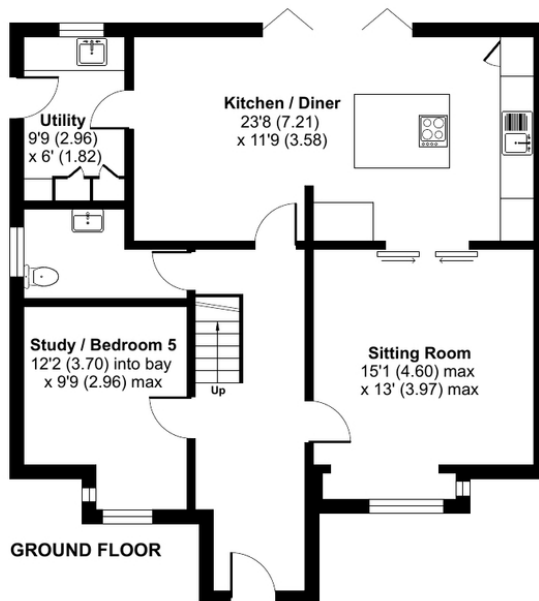
Outbuilding = 339 sq ft / 31.4 sq m

Total = 1940 sq ft / 180.1 sq m

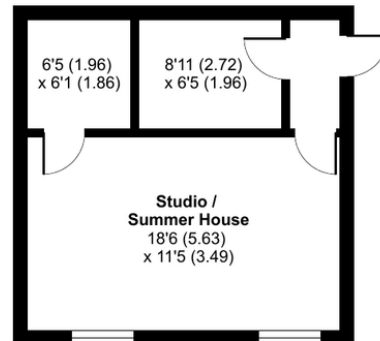
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

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: 1295182

### STREET OFFICE

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TANNER**

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