

# Leigh Road

Street, BA16 0HD

COOPER  
AND  
TANNER



## Asking Price Of £440,000 Freehold

A much loved family home offered to the market for the first time in 49 years! This spacious character property offers flexible accommodation over three storeys, having been significantly extended over the years. Together with the surprisingly large garden and range of outbuildings, this makes a rare find that must be viewed to be fully appreciated.

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### ACCOMMODATION:

Entered principally at the front elevation which is sheltered by a storm porch, and opens into an initial vestibule before the main reception hall. Stairs rise to the first floor from here, with a useful storage cupboard beneath. A tiled floor continues through to ground floor living spaces including: a good sized office/third reception room, a spacious formal dining room ideal for family gatherings, and a light and airy sitting room with bay windows. Both reception rooms also benefit from attractive fireplaces with gas fired stove/coal effect fire. The separate kitchen flows nicely off the dining room and comprises a wide range of stylish wall and base level cabinetry with contrasting work surfaces and a one and a half bowl drainer sink. Integral appliances include an eye level oven and grill, gas hob, dishwasher and fridge/freezer. Completing the ground floor accommodation is a large conservatory spanning the rear elevation, providing light filled additional entertaining space, a cloakroom with WC and wash basin and a storeroom/utility.

Reaching the first floor, you will find a large landing area with doors opening to three bedrooms and the generous family bathroom. The latter features a large airing cupboard and five-piece suite including separate bath and shower cubicle. The bedrooms comprise two double rooms of excellent proportions and a third single room. A further staircase rises to the second floor landing area, which is also surprisingly spacious, allowing for a small seating area or desk if required. Doors open to two more excellent size bedrooms, which could provide a multitude of alternative uses.

### OUTSIDE:

Externally this fabulous home does not disappoint either, in terms of plot size and sheer variety of landscaping and uses. At just under 200ft long and defined into three distinct areas, family members of all different ages and interests are sure to find a spot to enjoy. As you enter the garden you'll be greeted with an initial area of hard landscaping, designed to provide an attractive entertaining space of relative little ongoing maintenance. Patios and pathways wind through raised borders with hardy shrubs and a water feature creating a lovely ambience to this cottage style garden. A gate separates the middle portion of the garden, which provides a traditional mix of level lawn and flower borders, before you reach a wide range of

outbuildings providing space for a huge variety of hobbies and storage. With seven in total, currently set up as three store rooms, a spacious office, potting room, greenhouse and a separate timber summerhouse. The rear part of the garden will appeal to gardeners or buyers who enjoy home grown foods, due to the established set-up of productive vegetable beds and fruit trees. A viewing really is the only way to appreciate all that is on offer both inside and out of this wonderful home.

### SERVICES:

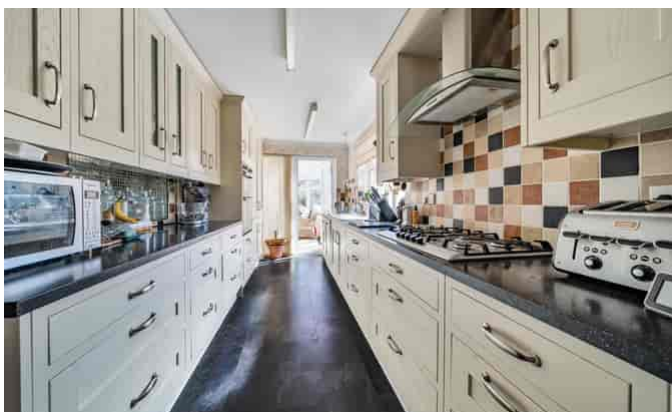
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax with Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with two major providers, whilst Ultrafast broadband is available in the area.

### LOCATION:

Located near the heart of Street within a very short walk of Merriman Park, Hindhayes School, Jabberwocky Nursery, Vine GP Surgery and all the facilities the High Street offers. Shoppers enjoy the added bonus of Clarks Village and there is a wide variety of supermarkets, DIY and homewares stores within a short drive. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town also has a fabulous range of pubs and restaurants to choose from.

### 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).





# Leigh Road, Street, BA16

Approximate Area = 1963 sq ft / 182.3 sq m

Outbuildings = 630 sq ft / 58.5 sq m

Total = 2593 sq ft / 240.8 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 2023. Produced for Cooper and Tanner. REF: 1030228

## STREET OFFICE

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