

# Housman Road

Street, BA16 0SD

COOPER  
AND  
TANNER



## Asking Price Of £1,050,000 Freehold

An exceptional home in Street's most prestigious cul-de-sac, offering expansive accommodation totalling nearly 4000sq.ft, and tucked away on a large secluded c.0.39 acre plot within a short walk of Millfield School. A very rare opportunity offered with no onward chain!

# Housman Road Street BA16 0SD

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### ACCOMMODATION:

The principal entrance is found 'centre stage' of the impressive frontage to this imposing home, opening to a large reception hall at the heart of the ground floor accommodation, with doors leading off in three directions and stairs rising to the first floor. There are six main living areas on the ground floor, providing a huge degree of flexibility in day to day usage. These comprise a spacious and loosely defined yet sociable Kitchen/diner, adjoining an informal 'snug' or sitting area, offering the potential for a large open plan family room that many buyers seek in today's market. The kitchen itself, whilst offering obvious potential to update and create a contemporary space, features a comprehensive range of fitted cabinetry, wooden worktops and a twin bowl drainer sink. Space is available for a range style cooker and dishwasher, whilst the adjacent utility room is also generous in size, includes additional fitted storage and prep/laundry space, as well as room for additional appliances as required. The formal sitting room is impressive in proportions and offers an elegant gathering point for entertaining or larger families. A coal effect fire within a Neo Georgian style fireplace, offers a wonderful focal point at the centre of the room, with a range of bespoke fitted display shelves and storage on either side. Moving toward the rear of the property, you'll find a comfortable size office/play room with a fitted bench to the bay window, and a stunning orangery style sun room offering a pleasant outlook with access to the rear garden. This area is sure to please buyers who enjoy hosting large gatherings that spill out into the south facing rear gardens. Completing the ground floor, is an exceptionally large and versatile room with neighbouring bathroom, enabling use of this area as a guest bedroom suite, potential part self-contained set-up for dependant relative, or simply a games/cinema room/gym to suit your lifestyle.

From the gallery style first floor landing, the impressive specifications continue, with four very spacious double bedrooms all enjoying direct access to their own private ensuite bath or shower rooms, and three of these including their own dressing rooms. An additional family bathroom serves the two further bedrooms on this floor, which are a comfortable size double and a good single room, although either of these could also provide secondary office space as required.

### OUTSIDE:

The property is nestled toward the end of this exclusive no-through road on a generous 0.39 acre plot, now framed by a wide variety of mature trees providing a feeling of privacy and seclusion. The substantial brick paved driveway offers parking for up to six cars and leads to the integral double garage featuring twin up and over doors to the front, and internal access to the ground floor accommodation. A path sweeps through the attractive front gardens toward the main entrance and there are gated entries to either side elevation. On one side you'll discover a sheltered courtyard area perhaps ideal for a greenhouse or shed and other outside stores, as

well as a carport and additional parking behind privacy gates. The sizeable rear garden features a huge variety of mature tree species and hedging, along with expansive lawns and a terrace spanning the rear elevation. This offers the incoming buyer all the space and potential to satisfy every aspect one could seek: The south facing aspect and large patio will please sunseekers, while the beautiful selection of trees can offer some respite from the summer sun. Recreation space is aplenty, as the the potential for wildlife habitat and home grown produce. Perhaps hosting friends and family in the garden is your priority? Do so in complete privacy here, with ample room to further landscape to suit.

### SERVICES:

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

### LOCATION:

Tucked away at the end of this prestigious cul-de-sac, within a very short walk of Internationally renowned Millfield Senior School. Other quality education facilities include Crispin School and Strode College which are all within a reasonable walking distance. Shoppers can enjoy the famous Clarks Village Factory Outlets and there is a good choice of supermarkets and homewares stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular Theatre/Cinema. The village also boasts a variety of pubs and restaurants to appeal to most tastes.

### AGENTS NOTE

Due to the nature of this sale, we have been unable to verify the accuracy of these particulars with our client, and some material information cannot reasonably be ascertained at this stage. All information has been provided in good faith, however we would encourage all potential purchasers to complete their own due diligence prior to purchase.

### 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.





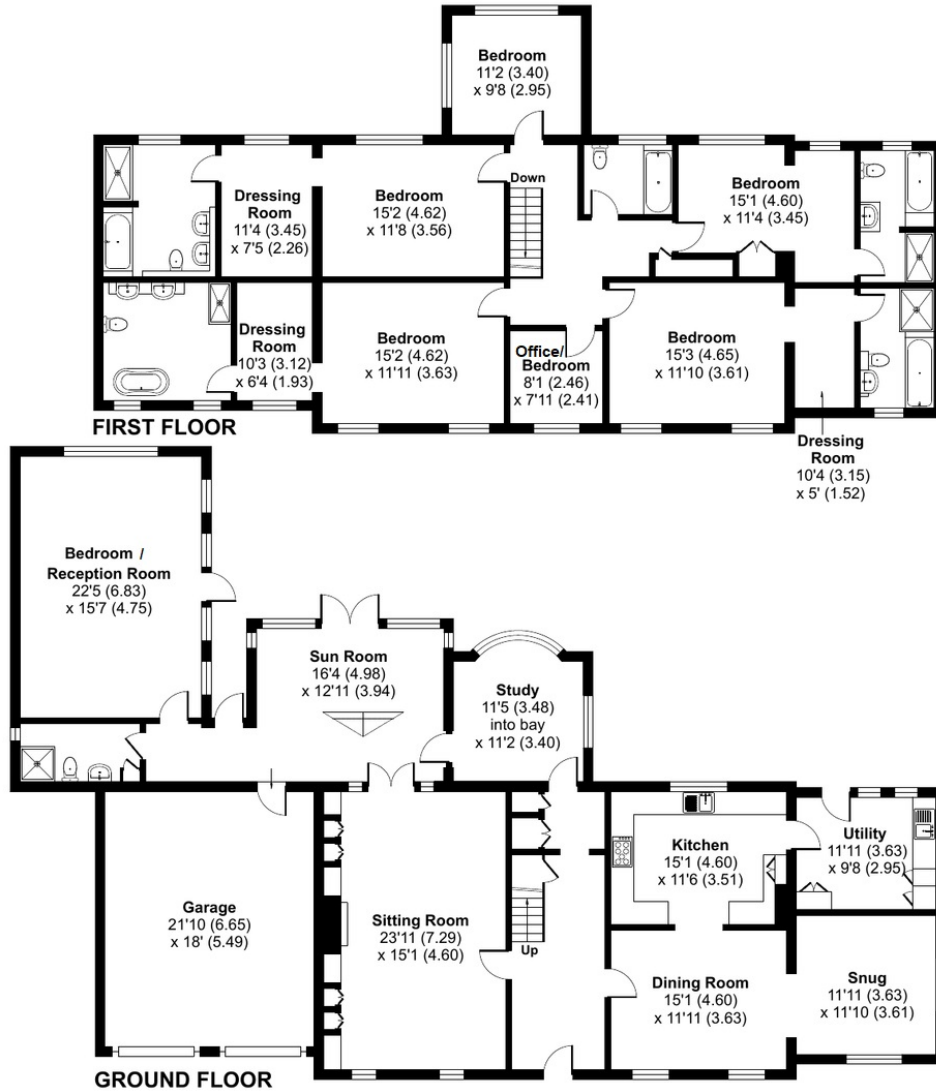
# Housman Road, Street, BA16

Approximate Area = 3846 sq ft / 357.3 sq m

Garage = 396 sq ft / 36.7 sq m

Total = 4242 sq ft / 394 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: 1174251

## STREET OFFICE

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