



Peak Lane, Compton Dundon TA11 6NZ

Asking Price Of £995,000 Freehold

COOPER
AND
TANNER



Peak Lane

Compton Dundon TA11 6NZ

 4/5  3/4  3  c.1 acre EPC A-103

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A truly impressive four/five bed detached home presented in impeccable order with contemporary yet warm decorative tones throughout. The versatile layout provides a variety of bedroom set-ups, as well as obvious potential for a self-contained studio/annexe. Located on the edge of the village, taking in stunning countryside views from its south facing c.1 acre plot and featuring exceptional energy efficiency upgrades that future proof this fabulous home.

Accommodation

Entering through the primary front door leads into a spacious and inviting hallway with herringbone style LVT flooring continuing into the living spaces and a variety of bespoke storage and display units fitted beneath the staircase. From here there is direct access to all ground floor rooms, ensuring a practical layout for busy families and accommodation that flows naturally toward the heart of this home. The well-proportioned office features a wide array of bespoke fitted cupboards for storage of everything from paperwork, books and everyday items, whilst this room provides versatility perhaps in the form of a playroom or fifth bedroom. A large opening from the hallway draws your eyes immediately across the impressive kitchen/diner and toward the stunning outlook provided by the large south facing gardens gently rolling toward open countryside. The kitchen itself boasts a comprehensive array of stylish fitted cabinetry with composite counter tops, under mounted sink with Quooker hot tap and a large centre island that's sure to be the natural gathering point for family and friends. Integral appliances include a ceramic hob, twin Neff ovens, dishwasher, fridge/freezer and a drinks chiller. Underfloor heating through

the hall and kitchen ensures a cosy ambience all year round, whilst bi-folding doors opening to the large rear deck allow natural light to flood the living spaces. The sitting room also features large windows and sliding doors to the garden, framing the fabulous views and drawing in light, while the multi-fuel stove caters for cosy winter nights. A separate sunroom/dining room caters for formal dining or additional living space as required, in turn leading to the outdoor entertaining area. The boot room features a wide range of fitted storage cupboards, provides a second entry to the property and a practical space to kick off muddy boots after countryside walks. This also affords this 'wing' a self-contained access, should guest accommodation or a studio annexe be required. Completing the ground floor are the multi-purpose games room, which could serve as a second sitting room, beautifully appointed shower room and the adjacent well-proportioned double bedroom. Multi-generation living arrangements or families with teenage children will particularly appreciate the set-up of this area.

Moving to the first-floor landing, you'll find a useful airing cupboard and doors opening to three further double bedrooms, as well as the contemporary shower room. Large floor and wall tiles, combined with a walk-in shower, integrated wall flush WC and a bespoke carved stone basin over vanity, create a unique yet effortlessly stylish look. This is mirrored in the ensuite washroom to the impressive principal suite. Our client has created a luxurious retreat within this large master bedroom, with the addition of a slipper bath, perfectly positioned to take in evening views across the surrounding countryside. A range of fitted wardrobes are also installed to this and the second bedroom.









Outside

Whilst the interior of this wonderful home is sure to wow, the gardens and scenery are equally as inspiring. Our client has carefully considered how spaces should flow seamlessly from inside to outside during the warmer months, and has created a home that simply wants to host family and friends at every opportunity. The generous frontage has been cleverly landscaped to retain a vibrant modern look, without the need for intensive maintenance. Raised borders with hardy shrubs and bushes frame a resin bound driveway that sweeps toward the house and garage, the front part of which has been retained for storage and accessed by a remote roll up door. Here you'll also find an electric vehicle charging point. Superbly tended lawns wrap around the side and rear elevations to provide wonderful child and pet friendly recreation spaces that extend from the entertaining areas. A large composite deck spans the back of the property, offering a near seamless transition from inside to out, as well as a fantastic entertaining space. A veranda and additional pergola offer all weather outdoor dining opportunities, while the substantial patio serves as a secluded sunny spot to sunbathe or take a dip in the hot tub. There are two good quality timber outbuildings, providing a gym/hobby space and a garden store. The formal gardens are enclosed by timber fencing to all sides, while a gate opens into the superbly maintained paddock at the rear. A second vehicular access is available directly to the paddock via a shared passage between this and the neighbouring property,

ensuring ease of access for ongoing maintenance, or livestock if required.

Location

The village of Compton Dundon is in one of the most picturesque areas of Somerset with both the Polden Hills and the Somerset Levels nearby. Locally there is a village hall which runs a sub post office service, a church and a pub. The nearby market town of Somerton (approximately 3.5miles away) provides a range of amenities including a shopping precinct, schools, library, doctors' surgery, several public houses and restaurants. A wide range of further amenities are available in Street and Glastonbury, including quality schooling at all levels such as world-renowned Millfield School, Crispin School and Strode College. Shoppers can enjoy Clarks Outlet Village within the heart of Street, which is just a 10minute drive away, in addition to a variety of restaurants and leisure activities. Beautiful countryside walks and other rural pursuits can be found within close proximity.

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.

Material information for this property can be viewed online via Rightmove, OnTheMarket.com and Cooperandtanner.co.uk, or by contacting our office.



Local Council: Somerset Council

Council Tax Band: F

Heating: Air source heat pump, partial under floor

Services: Mains electric & water, private drainage. Ultrafast broadband and mobile signal with at least three major networks likely (Ofcom).

Of particular note: 9KW photovoltaic solar system & 13.5KW Tesla Power Wall battery



Motorway Links

- M5 (J23)
- A303 Podimore



Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)

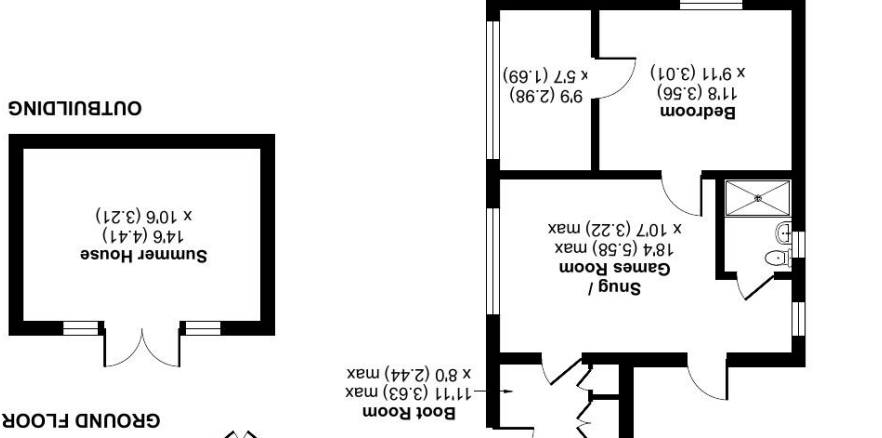
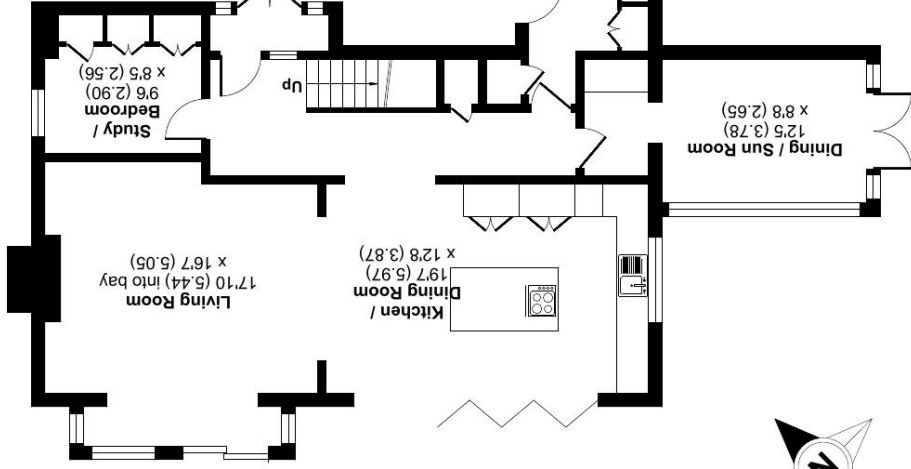
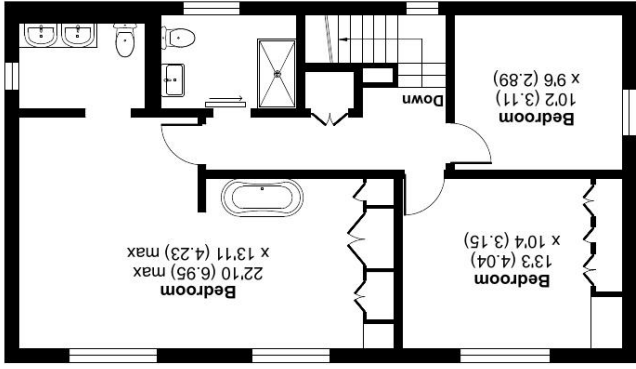


Nearest Schools

- Brookside Academy (Primary)
- Millfield (Independent), Crispin, Strode College (all in Street)

Peak Lane, Somerton, TA11

Approximate Area = 2120 sq ft / 196.9 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Total = 2272 sq ft / 211 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1269371

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