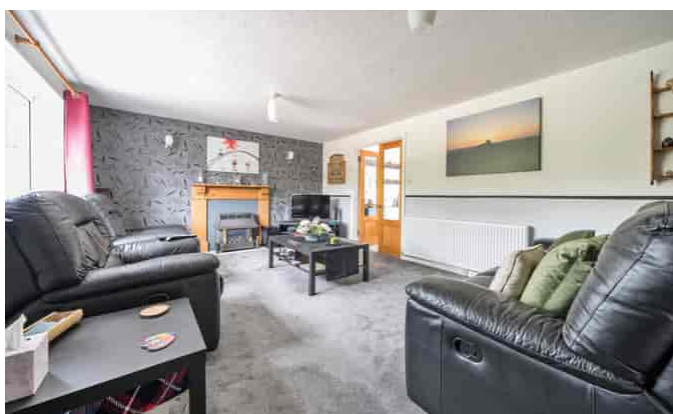


# Brook Lane

Barton St David, TA11 6DH

COOPER  
AND  
TANNER



## Asking Price Of £630,000 Freehold

A fantastic four double bedroom family home of superbly proportioned and immaculately presented accommodation, complimented by beautifully tended gardens, situated at the heart of this sought after village just a 10 minute drive from Millfield School.

# Brook Lane

## Barton St David

### TA11 6DH

 4  2  2 EPC C

## Asking Price Of £630,000 Freehold

### ACCOMMODATION:

The property is entered primarily via the prominent front entrance, which opens to a spacious and welcoming reception hall at the heart of this home. From here there is a useful store cupboard, cleverly designed cloakroom utilising the space beneath the stairs, as well as doors opening to the main living accommodation. The generously proportioned living room has a traditional fireplace with coal effect gas fire at its focal point and glazed double doors leading through to the separate dining room, which offers the ideal space for family meals or formal entertaining. Sliding double glazed patio doors open to the rear garden and an internal door leads to the adjoining kitchen/breakfast room, which also provides space for informal dining. Here you'll find a range of quality wooden wall and base units fitted, with contrasting worktops and drainer sink with mixer tap. A gas hob, electric oven and cooker hood are integrated, while there is space for additional freestanding appliances such as a fridge/freezer and dishwasher. The separate utility room affords busy families a practical space for everyday jobs, as well as laundry appliances and additional storage. The large single garage can be accessed internally from here.

On the first floor, a large airing cupboard provides useful additional storage off the landing and there are four double bedrooms, all of superb proportions and each featuring fitted cupboards or wardrobes. The spacious primary suite includes its own luxurious ensuite shower room, whilst the sizeable family bathroom is also beautifully appointed with both a bath and separate double width shower cubicle, serving the other bedrooms.

### OUTSIDE:

Our green-fingered clients have lovingly landscaped and nurtured this vibrant yet practical garden, to suit both keen gardeners and families with children or pets. The property enjoys wonderful kerb appeal due to the now established borders displaying a colourful

array of seasonal flowers and shrubs, framing the generous driveway which allows for up to five cars off road. The garage benefits from a remote roller door, and is particularly generous, being nearly 12' wide and offering potential hobby or gym space, as well as useful storage. The mainly level rear garden offers a good size lawn for recreation, patio areas for outdoor seating, well-stocked attractive borders and raised vegetable beds for home grown produce. A good quality timber building provides additional storage, potting or workshop space as required.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas 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.

### LOCATION:

The picturesque village of Barton St. David is situated just 5 miles south east of Glastonbury and Street and 5 miles north east of Somerton. Amenities include village hall, recreation field with park and tennis court and village pub (The Barton Inn). There is a bus service which runs several times a day during weekdays and Saturdays to Street and Wincanton. Millfield School is approximately 5 miles away, with mini buses to Bruton School for Girls, Kings School Bruton and Hazelgrove. Rail links to London Paddington are available at Castle Cary, which is approximately 6 miles away.

### 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.





## Brook Lane, TA11

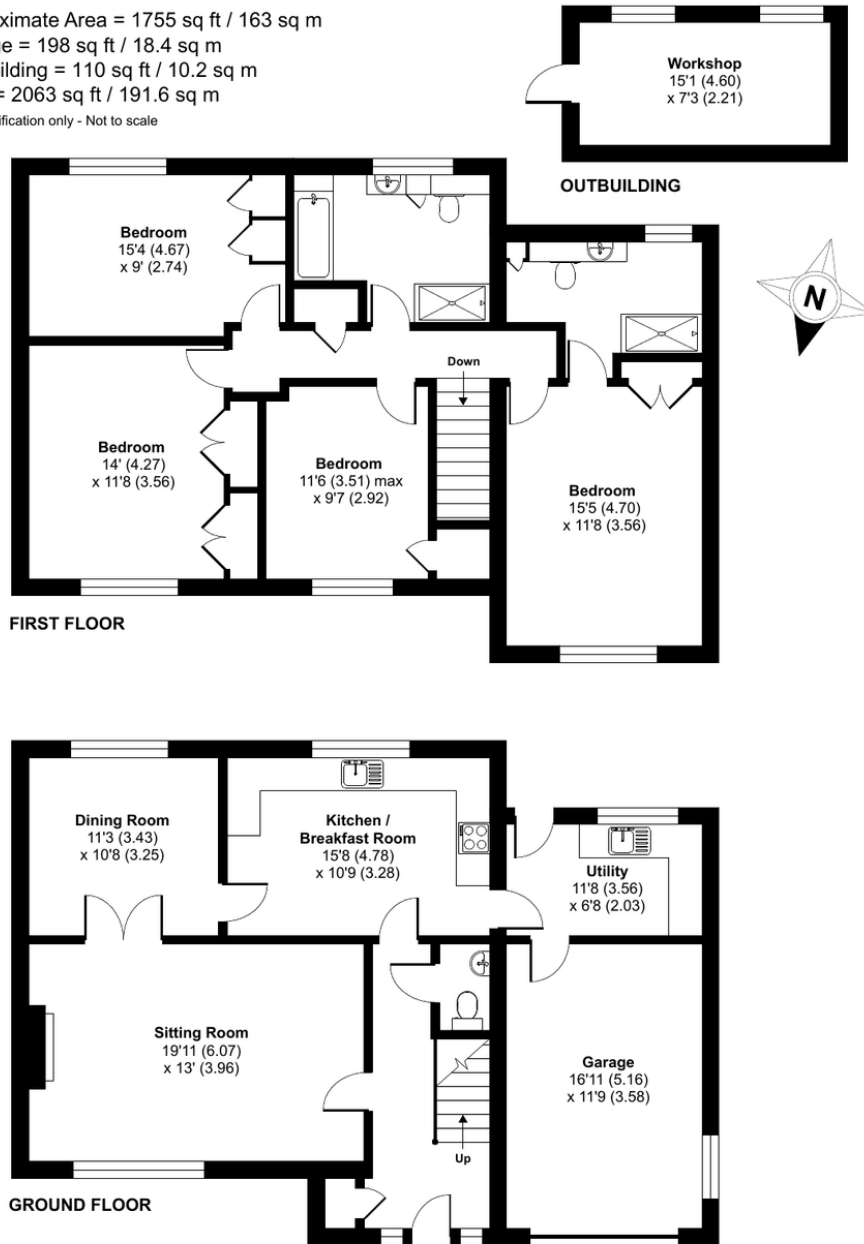
Approximate Area = 1755 sq ft / 163 sq m

Garage = 198 sq ft / 18.4 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 2063 sq ft / 191.6 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). © nchecom 2024. Produced for Cooper and Tanner. REF: 1140338

### STREET OFFICE

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