

# Broadway

Chilton Polden, TA7 9DP

COOPER  
AND  
TANNER



## Asking Price Of £630,000 Freehold

Discover the charm of this beautifully presented detached character property, with 17th century origins tastefully blended with modern fixtures. This fabulous home features a versatile detached annexe, double garage, and ample parking, making it an ideal choice for extended families.

# Broadway Chilton Polden TA7 9DP

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### ACCOMMODATION:

Entering via the main front door, you're welcomed by an inviting entrance hall that leads to both a spacious yet cosy sitting room and a formal living room featuring a bay window and an open fire with a marble surround, affording an understated elegance to this space. The sitting room showcases an original flagstone floor, an impressive inglenook fireplace with a wood-burning stove, and a charming original bread oven. Accommodation flows seamlessly into the well-appointed kitchen/diner, creating a sociable and practical layout for busy families and entertaining guests. This culinary space boasts an attractive range of hand-painted bespoke fitted wall and base units, solid oak worktops, a 'Belfast' style double sink, a range-style cooker, integral dishwasher and space for additional modern appliances. Completing the ground floor is a useful boot/utility room with fitted wall and base units for storage and a cloakroom with flush WC and wash basin.

On the first floor you'll find three generously sized double bedrooms and a versatile fourth single bedroom which is currently used as an office, in addition to the spacious family bathroom. This comprises attractive subway style tiling and a modern four piece suite including WC, wash basin over vanity, corner bath and separate large shower cubicle. The two larger bedrooms are of particularly impressive proportions, and enjoy dual aspect windows with lovely countryside views.

### ANNEXE:

This well-appointed, fully self-contained detached annexe, offers a wealth of options for the next owner, from multi-generational living arrangements, office space, guest accommodation or Air 'bnb' income. A front door opening from the driveway, leads to a naturally bright sitting/dining room with French style doors leading to the garden. From here an archway opens into a kitchenette with a range of fitted cabinetry and worktops/drainers sink. Stairs rise to a spacious double bedroom and a bathroom upstairs.

### OUTSIDE:

This attractive period property is complimented by superbly maintained gardens with a sunny south-facing aspect. A large patio provides a sheltered spot in which to relax or entertain, whilst a generous lawn extends throughout the rest of this L-shaped plot, offers a pet and child friendly

space to play, enclosed by a combination of stone wall and timber fencing. An area behind the annexe and garage, features vegetable beds and a range of timber storage buildings. The sweeping driveway provides parking at the front of the plot, for at least four cars, and a large garage offers further secure parking or storage as required. Stairs rise to a mezzanine within the garage, that could provide a fantastic hobby space or home office.

### SERVICES:

Mains electric, water and drainage are connected and oil fired central heating installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's online 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' is available within our online listings (see the photo reel for the link), or on request from a member of our team.

### LOCATION:

Chilton Polden is a popular village nestled within the picturesque Polden Hills, enjoying easy access to the A39 and M5. The village features a pub, church and playing field. Primary schooling is provided just a few miles away at Catcott and comprehensive convenience store with sub post office, village hall and health centre in neighbouring Edington. Secondary education is available at Crispin School, Strode College and the renowned Millfield School, all in Street. The village is approximately seven and a half miles from both Street and Bridgwater and six miles from the M5 junction 23. Taunton, Bath and Bristol are commutable and rail links can be found in Bridgwater, Yeovil, Taunton or Castle Cary. Bristol Airport is within a 45 minute drive on average.

### 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.





## Broadway, Chilton Polden, Bridgwater, TA7



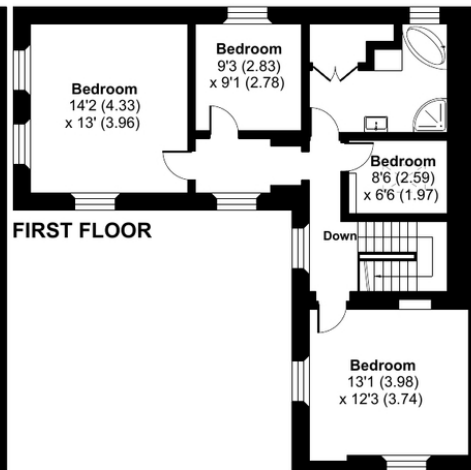
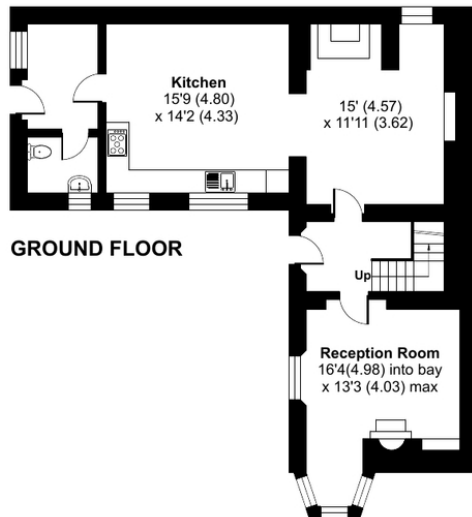
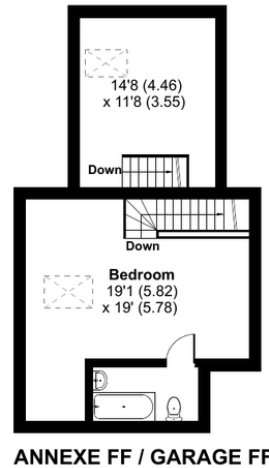
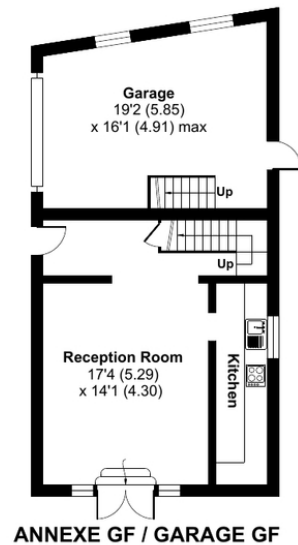
Approximate Area = 1638 sq ft / 152.1 sq m

Annexe = 783 sq ft / 72.7 sq m

Garage = 451 sq ft / 41.8 sq m

Total = 2872 sq ft / 266.6 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1189787

### STREET OFFICE

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