

Street Road

Compton Dundon, TA11 6PX

COOPER
AND
TANNER



Asking Price Of £399,950 Freehold

A simply stunning, one of a kind property which has been substantially extended and improved over recent years with superb attention to detail, now providing generous and flexible accommodation, beautiful gardens with wonderful views and a large detached tandem garage.

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 3  2  4 EPC C

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ACCOMMODATION:

The property is approached either from the front elevation through the generous porch currently used as an office, or from the side elevation where the driveway leads up to gated entry to the rear garden and garage. Here, a uPVC obscure double glazed door opens in to a lobby with space and hanging for coats and shoes and doors opening off to a utility room fully fitted with a range of wall and base units, work surfaces, one and half bowl drainer sink with mixer tap over, access to the combination central heating boiler and space and plumbing for stack-able washing machine and tumble dryer. The fully tiled wet room has a mains shower, heated towel rail and a modern suite in white including flush WC and pedestal wash basin with mixer tap. The impressive kitchen/diner, having recently been added, provides a sociable family or entertaining space enjoying stunning views through the double glazed patio doors across the garden and towards surrounding countryside. The room features a fully tiled floor, low energy ceiling spotlights and a comprehensive range of modern wall and base units with work surfaces and tiled splash backs, twin bowl and drainer sink with hose-style mixer tap, counter top lighting and breakfast bar. Integral appliances include a four ring induction hob with cooker hood over and double high level oven. Space and plumbing is available for an American style fridge freezer and a dishwasher. Doors open separately to both the beautifully presented, cosy living room with exposed ceiling beams, ample space for a range of seating and display furniture and a focal point comprising an attractive fireplace with integral log burning stove. The separate dining room provides a generous second reception or potential downstairs bedroom also with exposed ceiling beams, quality wooden flooring and ample space for a large dining table and chairs and a range of display furniture, making this a wonderful entertaining space. A generous storage cupboard is located beneath the stairs. The substantial front porch, currently used as an office, has tiled floor, power points, front facing double glazed windows with fitted blinds and access door out to the front driveway.

The first floor landing has doors opening to three excellent size double bedrooms, all providing a wealth of space for storage furniture and featuring TV aerial points. All bedrooms benefit from their own en-suite shower or bathrooms, fitted to a superb standard with the master bedroom being particularly spacious. This truly impressive space includes a large walk-in wardrobe with a comprehensive range of fitted hanging and shelving space and a larger en-suite featuring a generous shower cubicle and separate bath. Fantastic far-reaching views over the gardens and towards surrounding countryside can be enjoyed from this bedroom.

OUTSIDE:

To the front elevation the entire area is laid to hard-standing providing off-road parking comfortably for three vehicles and a driveway continues up the side elevation providing a further parking space. Gates open in to an enclosed hard standing in front of the detached garage. This substantial addition is circa 30ft long x 12ft wide and would provide an excellent workshop. The rear garden comprises of a large patio area across the rear elevation, accessed from the kitchen/diner, with the remainder laid to beautifully manicured lawns stretching up past well-stocked flower beds towards a log store and pergola at the rear of the garden. This generous family and pet friendly space enjoys stunning views across an open aspect at the rear. A sprinkler system is installed throughout the flower beds.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded B for council tax, within Somerset Council. Fibre to the premises broadband has been installed for ultra fast speeds.

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 church, village hall, garage and pub. The nearby market town of Somerton (approximately 3.5 miles away) provides a range of amenities including a shopping precinct, schools, a 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 renowned Millfield School, Crispin School & Strode College. Shoppers can enjoy Clarks Outlet Village within the heart of Street, just a 10 minute drive away.

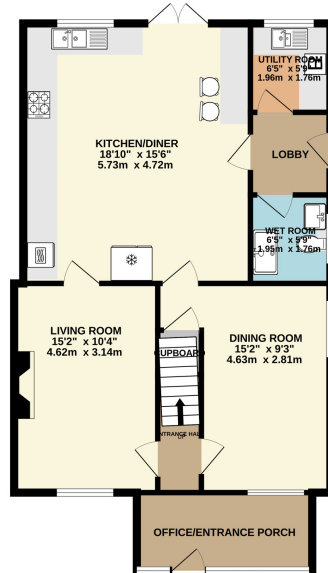
VIEWING ARRANGEMENTS:

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 (barring adverse weather).

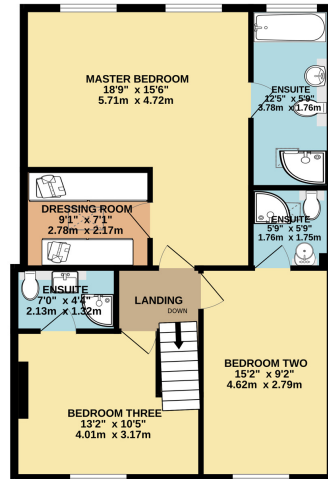




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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