



Littleton, Nr. Somerton TA11 6NS

Asking Price Of £1,250,000

COOPER  
AND  
TANNER







# Littleton

## Nr. Somerton TA11 6NS

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 5 - 7  4 - 5  2  c.1 acre EPC E

**Asking Price Of £1,250,000 Freehold**

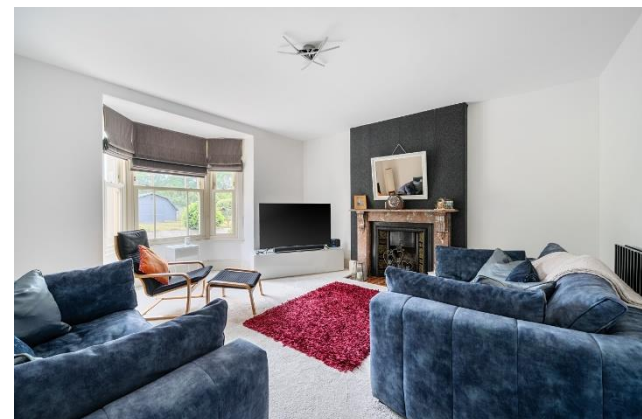
This remarkable and substantial home beautifully combines traditional Victorian architecture with an impressive contemporary extension, suiting large families and buyers who love to entertain. The versatile accommodation could suit a multitude of living arrangements, including multi-generation, and is set within stunning secluded gardens of just over 1 acre, on the edge of this pretty hamlet between Street & Somerton.

### Accommodation

Entering through the porch at the formal front elevation, leads you into the spacious reception hall at the heart of the ground floor, offering a grand welcome to the living accommodation. Doors open on either side to: a large formal dining room with dual aspect bay windows looking out over the grounds and a traditional stone and tile fireplace; a spacious sitting room providing a cosy space to retreat in the evenings; an office/hobby room suitable for home working, and a versatile third reception room/guest bedroom which would be ideal for residents with mobility considerations, who would also appreciate the adjacent well-appointed shower room. The remaining ground floor space is comprised of the stylish contemporary extension recently added by our clients, which has undoubtedly transformed the flow and use of the accommodation, ensuring buyers seeking both open-plan sociable areas, as well as a good selection of versatile rooms, are catered for. Here there is under floor heating throughout and you'll discover an impressive kitchen/breakfast room with a comprehensive range of stylish fitted cabinetry by renowned local firm John Franklin, including a substantial centre island, composite

stone worktops and undermounted sinks. Integral appliances include a Neff microwave, Fisher & Paykel dishwasher, Range Master electric oven with induction hob, Caple drinks chiller and Quooker multi-function tap. At the far end of the kitchen is a storeroom and separate well-appointed boot room with a further range of fitted storage cabinetry, as well as space for laundry appliances. The stunning family room at the rear of the property, is sure to be a popular destination for social and family gatherings. This area is flooded with natural light and takes in a fabulous vista through dual aspect bi-folding doors, over the surrounding landscaped gardens. The large wrap-around deck seamlessly links the indoor and outdoor entertaining spaces during the warmer months. You'll also find smart lighting, both manual and electric skylight windows and data cabling to this part of the house.

Moving to the first floor you'll reach a large, bright and spacious landing with doors opening to four bedrooms, including three genuinely large double rooms all featuring traditional fireplaces and pleasant garden and countryside outlooks, as well as a generous single/small double that is currently used as a dressing room. This floor is served by a well-appointed family bathroom with traditional style suite including a free-standing roll top bath, pedestal wash basin and WC. Stairs rise again to the second floor, which features two particularly large rooms that could suit a wide range of uses, from a large private top floor suite, to two further bedrooms, or reception rooms as required.















## Outside

'Woodlands' is set within just over 1 acre of secluded and beautifully maintained grounds, that are sure to offer something to please a wide range of outdoor requirements. The wide access drive opens out to a substantial parking area at the front elevation, ensuring larger families and guests are all catered for. Keen hosts will love the stunning contemporary sun deck that wraps around the recent extension, soaking up any sunshine from dusk until dawn during the warmer months and offering the perfect entertaining area, illuminated by outdoor lights into the evening. Sprawling and superbly tended lawns cover a large majority of the plot, dotted with attractive raised beds and borders, as well as a wide variety of fruit trees including peach, apple, pear, plum and cherry. Other notable features of this fabulous garden, include a glorious Magnolia tree providing a vibrant spectacle during spring, a recently refurbished pond and waterfall feature stocked with mature Coy Carp and various goldfish species, and a variety of cultivated fruit bushes including raspberry and blackberry. Keen gardeners will appreciate the manageable vegetable plot, as well as the substantial workshop and two separate sheds which provide obvious storage and hobby space. This magnificent home must be viewed to fully appreciate all it has to offer, both inside and out.

## Location

The hamlet of Littleton on the outskirts of Compton Dundon is arguably one of the most picturesque areas of Somerset, with both the Polden Hills and the Somerset Levels nearby and fabulous walks locally through Combe Hill Woods and Dundon Beacon. 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, a library, doctors surgery, several public houses and restaurants. A wider range of further amenities are available in Street and Glastonbury including quality schooling at all levels. Shoppers can enjoy Clarks Outlet Village within the heart of Street, just a 10-minute drive away, in addition to a range of supermarkets and homeware stores. Castle Cary and Yeovil provide direct train routes to London, while the A303 serves road access to London or the Southwest. Both Bristol and Exeter Airports are reachable in approx. one hour by car.

## 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 and OnTheMarket.com, or contact our office.



**Local Council:** Somerset Council

**Council Tax Band:** G

**Heating:** Oil fired central heating (part under floor)

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

**Tenure:** Freehold



### Motorway Links

- M5 (J23)
- A303 Podimore



### Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)



### Nearest Schools

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

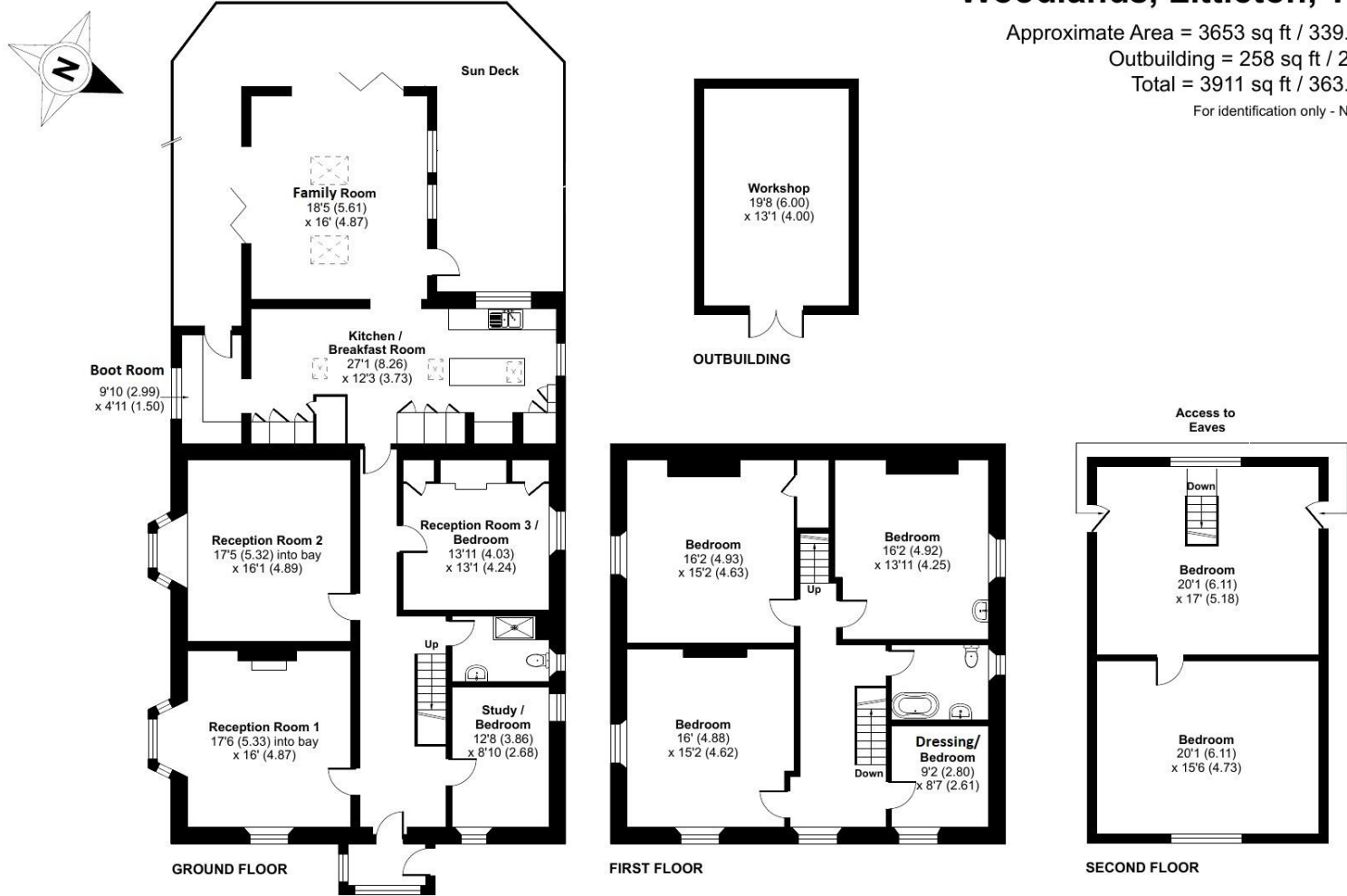
# Woodlands, Littleton, TA11

Approximate Area = 3653 sq ft / 339.3 sq m

Outbuilding = 258 sq ft / 24 sq m

Total = 3911 sq ft / 363.3 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1300179

## STREET OFFICE

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