

Wraxhill Road

Street, BA16 0HE

COOPER
AND
TANNER



Asking Price Of £725,000 Freehold

A seamless marriage of 1920's character and contemporary living accommodation, this home is spacious and practical yet stylish throughout. Situated in one of Street's most prestigious no-through roads, within a short walk of both the High Street and Millfield School.

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ACCOMMODATION:

The property is approached via the principal front entrance which is sheltered by storm porch and has the original timber panel door opening into a welcoming reception hall. From here, immediately to your left you will find a wonderfully practical boot room, ideal for busy families and guests, with ample space for storing coats, shoes, wellies and sports equipment etc, and on your right you will find a large and beautifully light dual-aspect office, providing a fabulous space to either work from home or study. The hallway continues towards the rear of the property and the impressive main living accommodation. This comprises a spacious yet cosy sitting room with a side facing bay window and a log-burning stove for cosy winter nights, whilst any buyers who love to host and are seeking open-plan sociable spaces can't fail to be impressed by the simply stunning extended kitchen/dining/living space which is loosely defined with a gas-fired log-effect stove and media wall at one end, ample space for a large table and chairs at the heart of the space and a comprehensive kitchen. The kitchen comprises a huge range of fitted wall, base and island units, double under-mounted stainless steel sink with a Quooker hot tap and a range of integrated appliances to include twin eye-level ovens, full height fridge and separate freezer, dishwasher, ceramic hob and separate Aga, and a drinks cooler. This space has been cleverly designed to maximise natural light through a number of skylight windows, as well as a multitude of storage options including a bespoke fitted larder. Completing the ground floor accommodation is a cloakroom with flush WC and wash basin, and a separate utility room also featuring fitted storage and work surfaces, stainless steel sink with mixer tap, provision for laundry appliances and hanging rails for clothes drying.

The light and airy first floor landing provides access to four good size bedrooms, two of which feature bespoke fitted wardrobes. The impressive master suite features an attractive period fireplace, bespoke fitted dressing room with a wide range of wardrobes installed to the eaves, and a large en-suite shower room with walk-in shower, wash basin over vanity with illuminated mirror above and an integral flush WC. The other bedrooms are served by both a well-appointed shower room and separate bathroom, with both featuring contemporary white suites.

A fixed ladder on the first floor leads to the loft room which offers fabulous additional storage or a potential hideaway enjoying natural light from rear a facing window.

OUTSIDE:

The property is nestled toward the rear of its plot, providing both an attractive frontage and useable family friendly space that benefits fully from the sunny south-westerly aspect during warmer months. Privacy gates open from the pavement, to a driveway for at least three cars, although further off road parking could be created due to the level nature of the plot. A combination of mature shrubs, trees and fencing to the boundaries, creates a feeling of privacy and seclusion, whilst the well maintained lawn offers a great recreation area for families with pets or children. Garden gatherings are well catered for with sheltered spots both at the front and side elevations for seating and entertaining. A wooden pergola in the front corner of the garden, provides a covered area currently used for an outdoor gym, but provides a multitude of potential uses.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas fired central heating is installed. The property is currently banded F for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is available with three major providers, and that Superfast broadband is available in the area.

LOCATION:

Located in a prestigious and sought-after no through road within a short walk of the town centre, Clarks Village and Millfield School. There is also a wide range of supermarkets and homewares stores within a short drive. Both state and independent schooling is available for all ages, including Millfield Senior School, Crispin School and Strode College. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The village enjoys a variety of pubs and restaurants to cater for most tastes.

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.

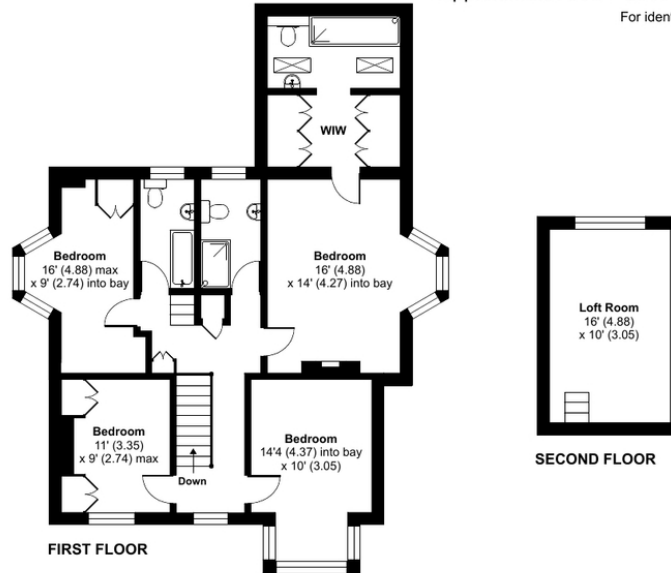




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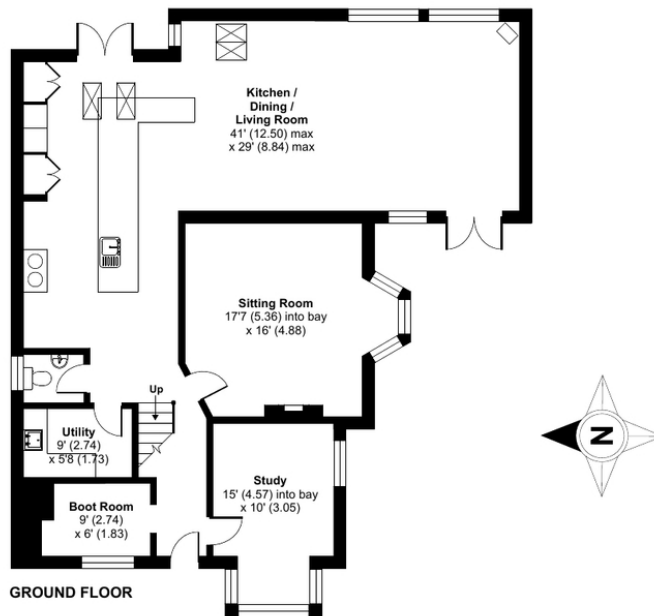
Approximate Area = 2503 sq ft / 232.5 sq m

For identification only - Not to scale



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



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: 1092633

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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