





£550,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

 5/6

 3

 2/3

Energy Rating **E**

Council Tax Band G



Services

Mains electricity, water and drainage are connected. LPG central heating system.

For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street take the A39 towards Bridgwater. Pass through the villages of Walton and Ashcott and after travelling for approximately 6 miles, turn right signposted to Edington. Drop down the hill and on reaching the crossroads at the 'King William' turn left. Continue for a further mile along Broadway into Chilton Polden, turn into Townsend Lane, turn left, and take the next left into Stradling Close.

Description

A highly desirable and superbly designed five bedroom detached family residence with beautiful south-facing garden, forming part of a prestigious small development of similar properties at the edge of this sought after Polden village.

2 Stradling Close is a highly desirable, superbly designed five/six bedroom detached family residence. It is accessed via a tiled vestibule which leads into a large central hallway which provides access to the ground floor accommodation. The well-proportioned study/bedroom 6 is a great working space with a bay window providing lots of light and a pleasant outlook. The dining room which can easily accommodate a family table and chairs, dresser and display furniture has a similar view. From the dining room, double doors open into a large lounge, which, with the dining room, offers a great entertaining space. The lounge features an attractive gas fireplace with marble surround and hearth and sliding doors which open directly onto the walled south-facing garden. The kitchen/breakfast room is light and airy with French doors opening on to the patio. It has a range of base, wall, drawer, and glazed display units, providing ample storage. There are integrated appliances to including ovens, electric hob, cooker hood, fridge- freezer and dishwasher. The utility room has base and wall storage units, a sink and space for a washing machine and tumble dryer. There is a door into the garden and the double garage. The stairs from the Hall lead to the large first floor landing which has a substantial airing cupboard and access to the partially floored attic. All bedrooms have a pleasant outlook across the development or over the garden. The master bedroom has a range of fitted wardrobes and an en- suite shower room. The guest double bedroom also has fitted wardrobes and an en-suite shower room. The third double bedroom has a fitted wardrobe and can accommodate a king-sized bed. There are two further single bedrooms and a family bathroom.

Location

The property is situated in an attractive cul-de-sac in the village of Chilton Polden with access to the M5 junction 23 - some 5 miles distant. Chilton Polden has a Village Hall and a pub and there are primary schools in Catcott and Woolavington, doctors' surgeries at Edington and Woolavington, and a small store and Post Office in Edington. Comprehensive shopping and leisure, arts and sports facilities can be found in Bridgwater, Street and Taunton. Bristol, Bath and Exeter are within easy commuting distance. Bristol airport is 45 minutes by car and London is 3.5hrs via the M5/M4. The property is situated on the Somerset 'Levels' which is a great area for cycling.



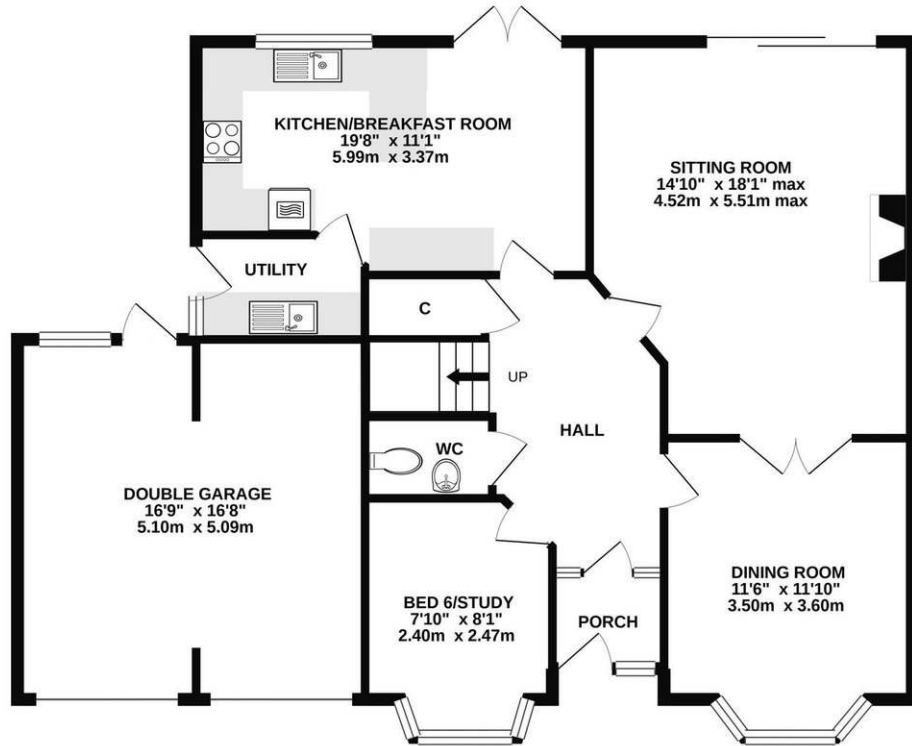


The property is approached by an attractive driveway providing ample parking and leading to the integral garage. The extensive front garden is laid to lawn with shrub borders, mature trees and hedgerows providing an attractive view. A side gate leads to the rear walled garden which is fully enclosed providing a sunny position and being both private and peaceful. A beautifully manicured lawn continues around the side of the house where there is a garden shed for storing garden equipment and bikes etc. Well-tended shrub borders are planted and small trees, a wonderful space to spend your time. For those who desire a kitchen garden there is plenty of space for one. A large terrace extends from the rear elevation, perfect for al fresco dining, BBQ's and making the most of the afternoon and evening sun. The double garage which benefits from power, lighting, and storage space in the roof area.

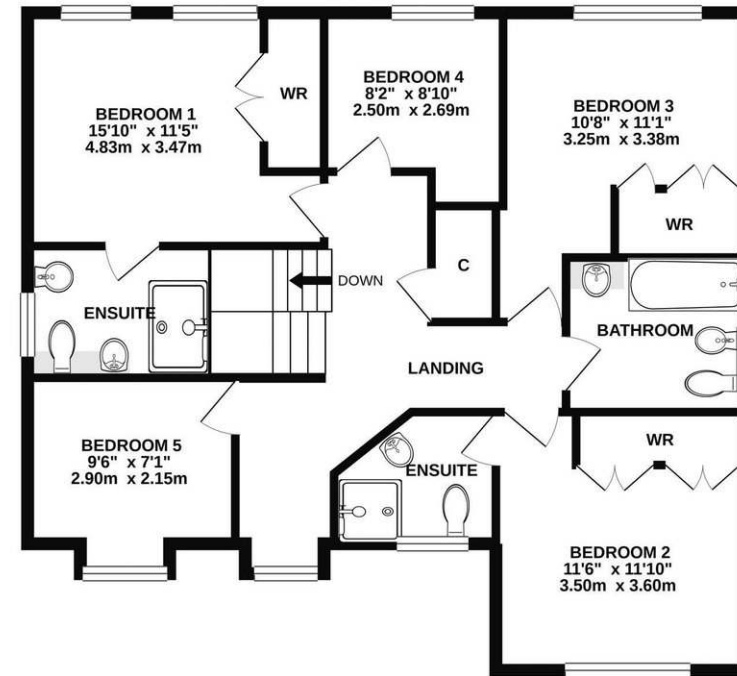
- Situated within a prestigious development of similar attractive properties located at the edge of this sought after village
- A stunning detached family residence with spacious accommodation throughout
- Large sitting room, dining room, study, good sized kitchen/breakfast room and utility room
- Five well-proportioned bedrooms, two with adjoining en-suites, together with ground floor study providing an option for a sixth
- Beautifully manicured gardens enjoying a desirable south facing aspect with sunlight throughout the day
- Spacious driveway providing ample parking on the lead up to an integral double garage



GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.

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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