





£1,350,000

## To View:

Holland & Odam  
Market Place, Somerton, Somerset  
TA11 7NB

01458 785100  
somerton@hollandandodam.co.uk



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Energy  
Rating **TBC**

Council Tax Band (TBC)

## Services

Mains electric, water and drainage services to be connected. Mains gas available and air source heat pump system is optional.

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold

The Tee House offers a simply unique self build opportunity, providing the chance to commission a truly impressive and highly desirable new build home to your own specification and available at a total overall cost that we believe to be significantly lower than the eventual property value.

The finished property will be of exceptional proportions, spanning 4763 square feet (443 square metres) of useable floorspace and can be acquired with a pre-tendered build contract. It will enjoy a tasteful blend of traditional architectural features and building methods with a contemporary finish suited to 21st century living, all whilst complementing its surroundings.

Location is key and this generous plot of circa 0.4 acres has beautiful panoramic countryside views that will certainly not disappoint.

## Location

Long Sutton is an attractive traditional village offering local facilities including post office/store, primary school, village hall with adjoining sports field, Devonshire Arms, Goat On The Green Cafe and church. Home to award winning, family owned 'Harry's Cider Farm' and well known for its Golf & Country Club with 18 hole course. Further facilities are available either at Somerton (2 miles) or Langport (4 miles). Well positioned for travel, Long Sutton is close to the A303 and M5 and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

## Description

This is a fully consented site where you will be appointing a highly regarded property developer and construction team whose wealth of experience and great eye for detail will deliver exceptional standards throughout, helping transition you to completed home seamlessly.

Thoughtfully designed, this beautiful home enjoys a well-considered layout providing impressive living accommodation that is light, generously proportioned throughout and with feature glazed elevations and balcony to the rear to take advantage of its glorious position.

Attractively constructed of locally sourced Blue Lias stone and rendered elevations set beneath a pitched tiled roof. Built for 21st century living and covering in excess of 4700 square feet, this incredibly comfortable home will appeal to those seeking luxury. Benefiting from in-roof solar panel system and choice of underfloor heating system.

Providing spacious accommodation throughout comprising an entrance hallway, study/play room, utility and shower room. Situated at the rear of the property is an open plan kitchen/dining room with offset snug and separate living room, all of which enjoy extensive south-westerly facing views.

The first floor provides an impressive viewing gallery overlooking the 3rd Tee at Long Sutton Golf Course. The principle bedroom comprises a walk-in wardrobe, spacious veranda and an open plan style en-suite with privacy partition, taking full advantage of the stunning views to the rear. There is a family bathroom and three further double bedrooms to this floor, one additionally benefiting from an ensuite and walk-in wardrobe combination.

The second floor continues to provide a bedroom with ensuite and a multi-purpose games/cinema room.

## Directions

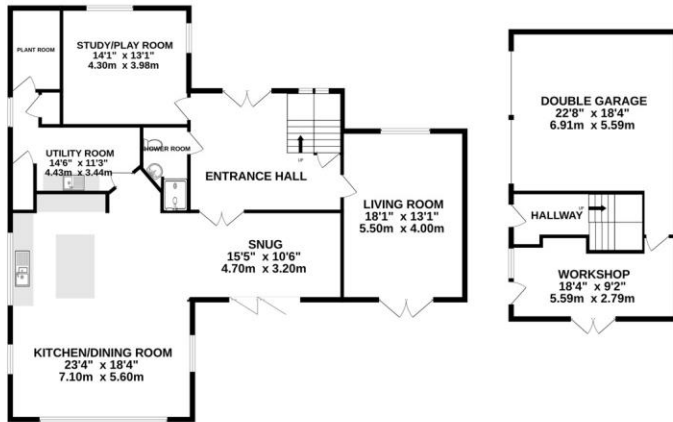
From Market Place in Somerton, follow West Street and bear left onto Sutton Road. Continue on B3165 for approximately 2 miles. At the T junction, turn right onto A372 and first left towards Long Sutton, continuing on B3165. Follow the road through the heart of the village, with the green on your left hand side. Continue as though you are leaving the village and the plot can be found on your right hand side.



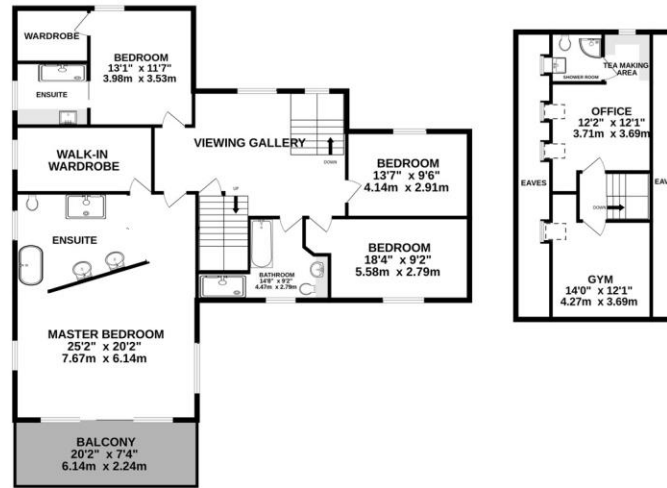
Well positioned within its plot, which measures circa 0.4 acres, The Tee House will enjoy a private situation behind a walled and gated entrance where an expansive driveway will provide ample parking leading up to the garage, workshop and studio. At the rear of the property, a considerable size garden can be attractively landscaped to your design subject to negotiation, making a perfect space for keen gardeners and families alike and with the possibility of a full width terrace extending from the rear elevation that could be utilised for entertaining, accessed directly from the principle living area of the home.

**Planning Application - South Somerset District Council – 22/02744/FUL**

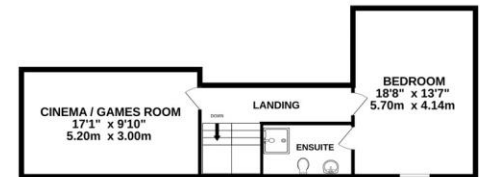
GROUND FLOOR  
2136 sq.ft. (198.4 sq.m.) approx.



1ST FLOOR  
2137 sq.ft. (198.6 sq.m.) approx.



2ND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 4768sq.ft. (443.0 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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