



£327,500

*At a glance...*



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**holland  
& odam**

15 Oberon Grove  
Street  
Somerset  
BA16 0GQ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From the town centre proceed in a westerly direction passing Living Homes on the right. Continue, passing Abbey Garage on the left and shortly after passing the Morrisons Daily convenience store on the left, turn right into the Icon development and right again into Lime Tree Square, turn left into Couture Grove. Continue along for a short distance where Oberon Grove can be found on the left hand side, and the property will be easily identified by our For Sale Board

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold  
Estate/Management Charges £279.72 per annum





## Location

Oberon Grove forms part of the highly regarded Houndwood Development and is situated within walking distance of the town centre and the excellent range of facilities found there. Street is a very popular town situated in the heart of Somerset, 9 miles from the Cathedral City of Wells and just 13 miles from the M5 Junction 23. The town is famous as the home of Clarks shoes and Millfield school. Other attractions include Strode Theatre, indoor and open air swimming pools, Clarks Village shopping centre, Crispin School and a choice of pubs and restaurants. The county town of Taunton is 25 miles, Yeovil 15 miles, Glastonbury 2.5 miles, A303 Podimore Junction 10 miles and Castle Cary Railway Station with its line to London Paddington is 18 miles.

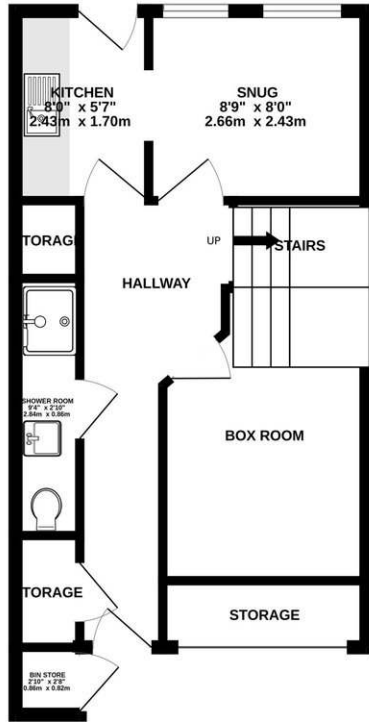
## Insight

On the popular Houndwood development, this architecturally designed property was built in 2014 and has a lot to offer with bright and flexible accommodation over three floors and a garden room. On the ground floor are storage cupboards, a fully fitted kitchen with open window through to a snug, shower room and further room, converted from part of the garage, all of which could be used for additional family or Airbnb income. On the first floor is a further WC and the spacious double aspect living areas of well fitted kitchen/diner and attractive airy lounge. From the galleried landing on the third floor, is the double aspect principal bedroom with generous ensuite shower room, family bathroom and two further double bedrooms. In the enclosed rear garden is a fully insulated cabin with bi-folding doors onto the garden and mains electricity connected, making it ideal as a home office/hobbies room.

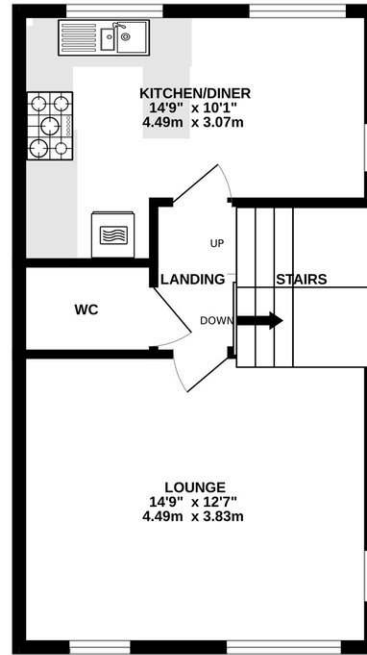
- Upgraded fully fitted ground floor kitchen with integrated appliances and giving potential to offer additional accommodation for family or guests.
- Three bath/shower rooms to include, ground floor shower room, family bathroom, principal bedroom en suite shower room and further WC on the first floor.
- Kitchen fitted with a range of high gloss beige fronted units to include a breakfast bar, induction hob with extractor hood over, integrated oven, microwave and freezer.
- Plethora of full height windows throughout the property, give a great sense of light and space in the kitchen/diner, lounge and master bedroom.
- Part converted garage which now offers a further ground floor room/store suitable for a variety of uses, home gym or ideal dark room.
- Ample storage for bikes and garden equipment in the remaining part of the garage with the up and over door and an allocated parking space.
- Fully enclosed part walled landscaped rear garden with a patio and pergola, raised bed and artificial grass area, benefitting from a side access gate
- Purpose built garden cabin with bi folding doors and mains electricity, currently used as a sewing room but perfect for other hobbies or a home office.



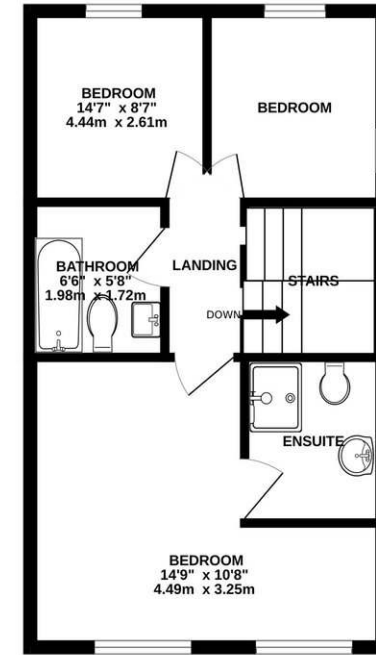
GROUND FLOOR



1ST FLOOR



2ND 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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