

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



3 CHAPEL HILL, ASHCOTT, SOMERSET, TA7 9PY



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ASHCOTT, SOMERSET, TA7 9PY**

*Street 3 miles, Glastonbury 5 miles, Wells 11 miles, Yeovil 11 miles,
Taunton 22 miles, Castle Cary 15 miles, Bristol 30 miles and the M5 9
miles. (all approx.).*

A spectacular 5 bedroom village house with spacious, high specification interiors, a charming rear garden, and bags of parking, nestled within the popular Polden village of Ashcott.

The house has an entrance hall, kitchen/dining room, sitting room, utility room, cloak room, workshop, five bedrooms, one with dressing room and ensuite and a separate family bathroom.

Outside there is parking for several vehicles, a south facing terrace, and a rear garden with established kitchen garden and timber shed.

Guide Price £750,000

Location

Ashcott is a very popular village located conveniently between Street/Glastonbury and the M5, offering easy access further afield. It has 3 pubs, a first school, church, playing fields, and plenty of excellent walks over the surrounding country as well as a busy village hall which hosts various events. Further amenities, including an outdoor swimming pool and Clarks Village shopping outlet, Millfield and other senior schools can be found under 3 miles east in Street.

The house is located in the heart of the village.

Description

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Originally a classic south facing Somerset farmhouse, this property has been extensively extended, remodel and improved to create an impressive, light filled, stylish, contemporary home in the heart of the village.

Great thought and consideration has gone into improving and enhancing the building with exacting specifications and quality materials. Triple glazed, composite, tilt and turn, Austrian windows, have been installed throughout with matching maple windowsills, and window seats.

Engineered oak flooring, and oak stairs, stylish, contemporary column, radiators along with clean lines and excellent workmanship combined to create a calming, ordered and very fresh feeling home. Continuity of materials and design is a noticeable feature of this stylish house with matching doors, handles, flooring, and sanitary wear throughout.

There are wonderful views over rooftops to beautiful countryside beyond the village

Accommodation

The front door opens to a bright central hallway. The living accommodation radiates from this area with the sitting room on the left, straight ahead is the utility room and to the right is the kitchen. The kitchen is dual aspect with fitted units and a gas range cooker with six ring gas hob and extractor, there is space for a washing machine and fridge freezer as well as plenty of space for a sofa and large kitchen table and chairs.

The utility room has a work surface and fitted units and space for tumble dryer and washing machine. Beside this is a very smart cloakroom and beyond this a door opens to the workroom, originally an integral garage, now converted to provide the perfect space for hobbies. Double, tilt and turn French doors open to the east, they have stylish integral, electric, venetian blinds. To the left of the central hallway is an elegant sitting room with a cosy area beside the original Inglenook fireplace, (which has been renovated and reclaimed) with a flagstone hearth and 12 kW wood burning stove, the room then opens to a lounging area which has large (tilt and turn) French doors to the rear garden.

Upstairs

Oak stairs rise to a bright landing which provides access to all 5 bedrooms, and stylish family bathroom. The principal bedroom has a fitted dressing room which leads through to an exquisite ensuite shower room. Vanity units and bold design elevate these spaces.

Many of the bedrooms have charming views over the village and beyond.





Outside

To the front a tarmac drive provides parking for several vehicles and a paved path leads from here to the front door, which is sheltered by an attractive timber porch. The sheltered, south facing courtyard continues past raised bed with herbs and strawberries, around to the west side of the house. Here the rear garden has an attractive lawn and dramatic, paved steps, rise to an elevated area with raised beds and established kitchen garden. A handy timber garden shed provides storage. Throughout the garden mature and considered planting delivers variety and colour, including an attractive Indian Bean tree, apple, fig, wisteria and many other appealing plants in this private oasis.

Tenure and other points

Freehold. Mains water, drainage, electricity (fully rewired), gas (combi boiler). Council Tax Band E. EPC rating D.

Directions:

From Street take the A39 westwards (towards the M5) for about 3 miles, passing through the village of Walton and into Ashcott. Chapel Hill runs north to south through the heart of Ashcott.. Take a right at Middle Street and then first left onto Chapel Hill. The house is only left as you go up the hill.

About the area

Ashcott is a pleasant village to the west of the towns of Street and Glastonbury and is a popular residential area with a 15th century church, village hall, playing fields, primary school, and 3 pubs. It has an active friendly community of just over a thousand people. The surrounding towns are all within easy reach providing a wide range of facilities and amenities and there's easy access to the A303 and also the M5. Castle Cary to the east has a fast direct line to Paddington.

The village has a well regarded primary school and there are excellent state and independent schools in the area including St. Crispins, Strode College, Millfield and Wells Cathedral School.

The surrounding Somerset countryside is quite outstanding and very accessible with many footpaths and nature reserves close to hand.



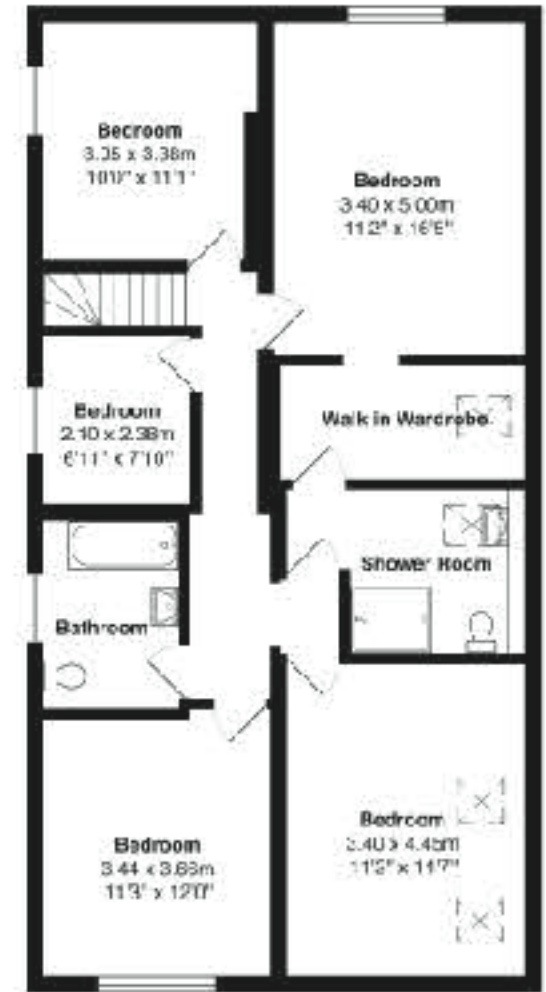
**3 Chapel Hill,
Ashcott**



Approximate gross internal floor area of main building - 195.6 m² / 2,084 ft²



GROUND FLOOR
Area: 100.9 m² ... 1086 ft²



FIRST FLOOR
Area: 92.7 m² ... 998 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

