

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



DAIRY COTTAGE, 2 THE BARNS, COMPTON DUNDON, SOMERTON, TA11 6PS



**DAIRY COTTAGE, 2 THE BARNS, COMPTON DUNDON, SOMERTON, TA11 6PS**

*Street and Somerton about 3 miles, Glastonbury 5 miles, Wells 11 miles, Yeovil 12 miles, M5 (J23) 24 miles, A303 (Podimore) 7 miles, Bath 35 miles, Bristol 31 miles, Bristol Airport 28 miles.*

A delightful brand new home enjoying a quiet, peaceful setting in this popular village between Street and Somerton. Dairy Cottage is that rare property being a new, spacious building which already has its own distinctive style, warm character and charm. The accommodation includes an entrance hall, a stunning 32 ft. open plan living area and luxuriously kitchen, a utility room, storeroom/garage (potential office) and a ground floor double bedroom.

The entire first floor provides a very generous bedroom with en suite dressing or sitting room together with an en suite bathroom

Outside are parking areas, entrance to the garage and an enclosed lawned garden and terrace.

Simply a wonderful home designed for contemporary living at a high standard.

**Guide Price £540,000**

**Location**

Compton Dundon is a popular historic village which was owned since before the Domesday Book by Glastonbury Abbey. It stands between an Iron Age Fort, Dundon Beacon, to the west, and the Hood Monument on the wooded hills to the east. The small village of mainly individual period and modern houses has blended and created a very friendly and interesting community.

The popular towns of Somerton, to the south, and Street and Glastonbury to the north provide a wide range of commercial, cultural, social and sporting facilities and amenities, together with a wide range of excellent state and independent schools. Communications are good with easy access to the (A303, London road) and a fast train service from Castle Cary station.





### **The Barns**

This area is in a very quiet position, well away from the main road and with virtually no through traffic. Close by are access points to a vast network of paths through the beautiful surrounding countryside including extensive woodland. The Barns is a small group of just seven individual high quality properties within traditional courtyard settings.

### **Description**

Dairy Cottage is a handsome detached two storey house with stone and timber clad elevations under slated roofs. Built to high standards it has air source heat pump under floor heating, ultrafast fibre broadband, a bespoke kitchen and two bathrooms. Designed with account for contemporary living it focuses on comfortable accommodation of a high standard.

The heart of Dairy Cottage is the 32 ft kitchen/living room with a double aspect, large windows and french doors which flood the room with sunlight. There's plenty of room for a dining table together with sofas and comfortable chairs and the kitchen area is generously appointed with units and appliances.

Approached from the hall is a fitted utility room which has a door into the garage which could be used as a store or indeed adapted for an office or other use. At the end of the garage are doors into a plant room. Also on the ground floor is a double bedroom and a bathroom.

The first floor is a wonderful bedroom living area providing scope for a private sitting room and/or a dressing room. This links into another well fitted bathroom. Furthermore, an added bonus is a large storage area leading off the bedroom.

Outside there are parking areas and a well fenced enclosed private lawned garden and a rear garden.

### **Other points**

Freehold.

EPC Band B.

Council Tax info awaited.

Warrantee through Buildzone.





**Directions.**

SatNav: TA11 6PS

From Street take the B3151 south towards Somerton. After about 2.5 miles travel down the hill into Compton Dundon. Pass a garage (on the right) and turn left by the War Memorial (on into Compton Street. Continue for a few hundred yards and stay on this line as it takes a 90 degree left bend. Continue a few hundred yards and The Barns entrance is on the right

**What3words**    celebrate.grit.resaping

**Important Notes**

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. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**Viewings**

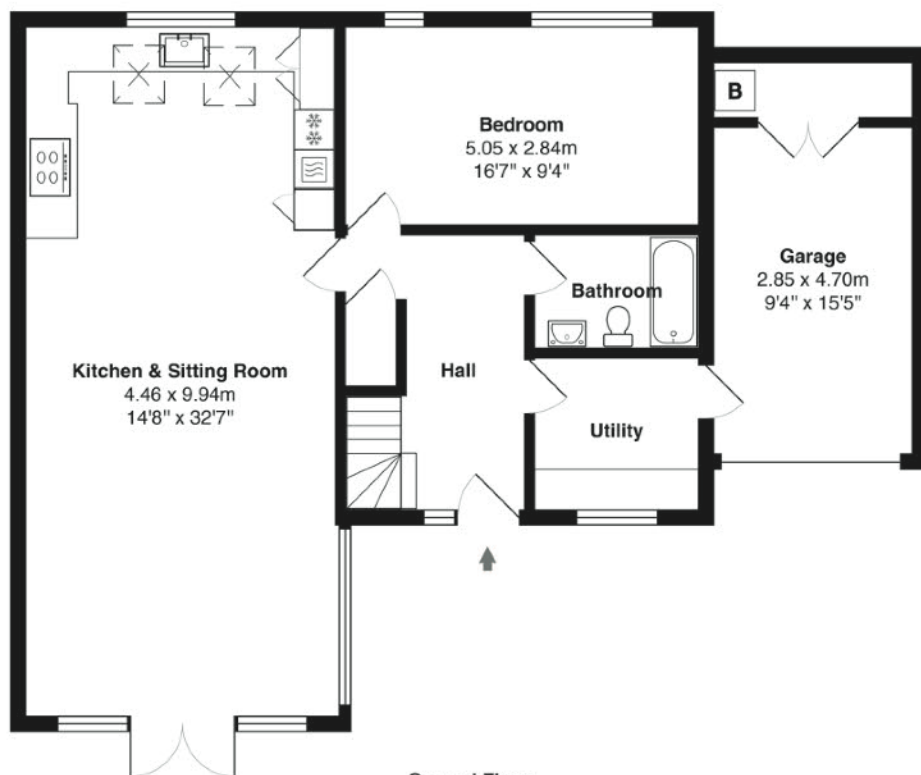
Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings by appointment with Agents only. Roderick Thomas, 2 London House, New Street, Somerton TA11 7NU.



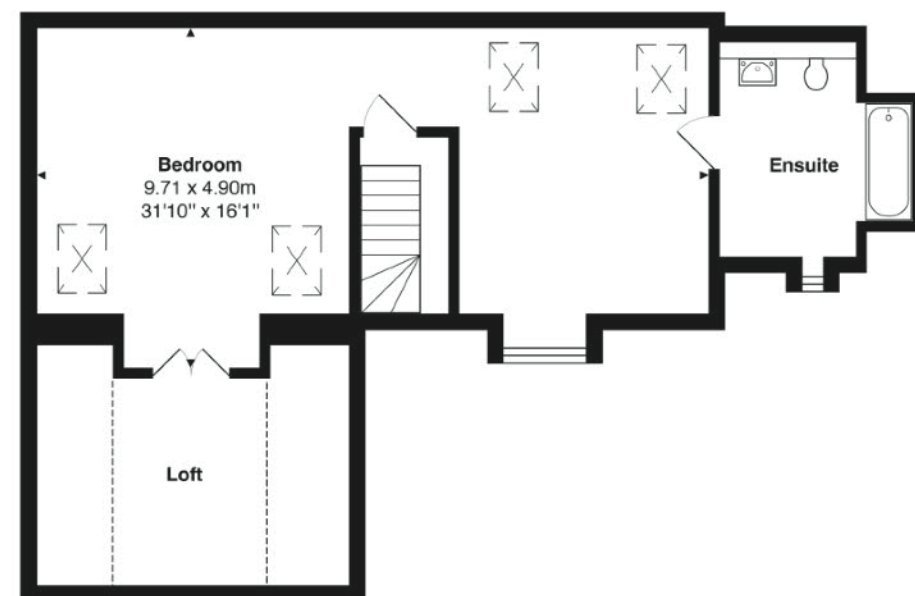


## 2 The Barns, Compton Dundon

Approximate gross internal floor area of main building - 164.9 m<sup>2</sup> / 1,774 ft<sup>2</sup>



**Ground Floor**  
Area: 98.5 m<sup>2</sup> ... 1060 ft<sup>2</sup>



**First Floor**  
Area: 66.4 m<sup>2</sup> ... 714 ft<sup>2</sup>

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