



The Grange, Chilton Polden TA7 9DW

£340,000 Freehold

COOPER
AND
TANNER



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This fabulous detached bungalow is situated at the heart of this picturesque Polden Hills village within a generous and quite magnificent landscaped plot, which has been meticulously tended by our current vendors. Internally the property is also immaculately presented throughout and enjoys light and airy accommodation looking out at various points of the wrap around gardens. This is truly a property to be admired in all aspects.

Accommodation

The accommodation itself can be accessed either from the side where a door opens into the utility room from the driveway, whilst at the front elevation, the main entrance door opens into a central reception hall leading off to all rooms. There are two excellent size, naturally bright reception rooms with the generous sitting room featuring an attractive fireplace as a focal point. An archway allows the accommodation to flow through to a large triple aspect dining room which enjoys a lovely outlook to the stunning gardens in all directions. Formal dinners will be comfortably hosted here, with plenty of space for a large table and chairs, whilst the kitchen does allow for a breakfast table or informal dining. Here there is a comprehensive range of fitted wall and base units with roll edge work surfaces and one and a half

bowl drainer sink with mixer tap. Space is available for a freestanding electric cooker and tall fridge/freezer. The utility room provides further storage cupboards, provisions for a washing machine and dishwasher and a separate cloakroom.

There are three good size bedrooms which can all accommodate double beds if required and also look out toward the gardens at the front or rear. Our vendors currently use the third bedroom as an office however the large dining room could comfortably accommodate this without compromising entertaining space. Completing the internal accommodation is a well-appointed shower room with a modern white suite including flush WC, pedestal wash basin and double width shower cubicle. There is space to re-instate a bath here should it be required. A fitted ladder accesses the roof void from the hallway and has a boarded floor and skylight window for natural light.









Outside

These wonderful gardens are a testament to our vendor's attention to detail and horticultural knowledge, with vibrant colour and interesting shrubs throughout the generous plot, across all seasons. Well maintained lawn stretches from the attractive and private sandstone patio at the rear, wrapping around the side and across the front of the bungalow. Substantial flowerbed borders follow the external boundary walls at the front and rear, meeting at the north east corner of the garden where there are a range of vegetable beds, fruit bushes, trees and a composting area. At the front elevation, a pathway leads through the front garden to the main entrance and a generous driveway provides off road parking for two cars. The larger than average single garage will comfortably fit most modern cars with room to spare or provide an excellent potential workshop, whilst useful storage space is found at the rear of the garage in the form of a timber shed. We highly recommend viewings to fully appreciate the setting and condition of this property both inside and out.

Location

The charming village of Chilton Polden, situated off the A39 amongst the Polden Hills between Street and Bridgwater, boasts a pub, playing fields and church. A thriving village store with sub-post office can be found in nearby Edington, as well as a health centre. Primary schooling is found locally at Catcott and secondary at Crispin school, Strode College or renowned Millfield School, all in Street. The village is approximately seven and a half miles from both Street and Bridgwater where a comprehensive range of shopping and leisure facilities can be found including the famous Clarks Village. M5 junction 23 is just 6 miles away whilst Taunton, Bath and Bristol are commutable usually within an hour.

Viewing Arrangements

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. Please wait to be greeted by a member of staff at your appointment.



Local Information: Chilton Polden

Local Council: Sedgemoor District Council

Council Tax Band: D

Heating: LPG central heating

Services: Mains water, drainage, electric

Tenure: Freehold



Motorway Links

- M5 (J23)



Train Links

- Taunton
- Bridgwater



Nearest Schools

- Catcott (Primary)
- Crispin Secondary (Street)
- Millfield prep & secondary (private)

STREET OFFICE

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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