



## Cherry Lea

Broadway Road, Charlton Adam, Somerton, Somerset TA11 7AU

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An attractive four bedroom detached property with a wonderfully private garden, presented in excellent order throughout.

- Entrance Hall with Storage
- Kitchen with Breakfast Bar
- Dining Room
- Huge Drawing Room
- Principal Bedroom with En-Suite Shower
- Three Further Double Bedrooms
- Family Bathroom
- Private Gated Wrap Around Driveway & Detached Garage
- Attached Office/Studio
- Large Rear Garden

GUIDE PRICE £650,000

#### THE AGENT SAYS...

Cherry Lea is a charming family home set back from the road and within its own grounds. The property is nicely presented with neutral but homely decor throughout. The kitchen is smart and modern and boasts a breakfast bar and breakfast/coffee station away from the hustle and bustle of the main work area - perfect for busy family breakfast times or to chat to guests while cooking. The adjoining dining room keeps everyone close and sociable but allows the door to be shut on any kitchen chaos. The separate drawing room is huge and perfect for large gatherings but could be reconfigured into two spaces if preferred. This room leads out to the mature garden which is a real selling feature of the property - a lovely private space in which to relax and unwind.





## THE PROPERTY

### Ground Floor

The main entrance is protected from the elements by an enclosed porch. The entrance hall is a good size with a separate wc.

At the end of the hall is the kitchen which is very smart and with a highly practical galley layout. Three windows overlook the garden and allow in plenty of light. The kitchen is finished in a neutral grey palette with fully integrated appliances giving a neat and streamlined finish. The floor has modern large format tiles. There is a breakfast bar with seating for two and a tv point. Behind the breakfast bar there is further storage and the worktop wraps around to form a great coffee and breakfast station. A door opens to the driveway at the side of the house (handy for groceries) and leads round to the front and back gardens.

A glazed door leads from the kitchen into the spacious dining room at the front of the house. This double-aspect room is lovely and light, and easily accommodates a table for eight and a large sideboard with plenty of room to spare. The room is decorated in the same palette as the kitchen and the flooring runs through, making the two spaces feel harmoniously connected. A further fully glazed door leads from the dining room back into the hall.

Across the hall, spanning the full depth of the house is the very large drawing room, which is over ten metres long. Formerly two rooms, the area nearest the front of the house has a working fireplace, and at the back there are French doors out to the rear garden. A large window on the side allows light in from three aspects. This is a fantastic space that can be used as one space or split with room dividers to create different zones - perhaps winter at the front and summer at the rear.





## First Floor

Stairs rise from the hall to a galleried landing. At the top of the stairs is the family bathroom and a handy airing cupboard. At the back of the house is the principal bedroom which is a good-size and benefits from an ensuite shower room and views over the garden. There are three further bedrooms, the smallest currently used as a home office.

## OUTSIDE

The front garden is laid to lawn and enclosed by a half-height stone wall. Newly fitted five-bar gates on both sides opens to the gravel driveway which wraps around the house and leads to a detached stone-built garage with office behind. The rear garden is a super size, laid to lawn with beautiful mature trees, shrubs and other perennials all around the borders. At the far end the lawn rises up to a seating area with a pergola and steps lead up to a higher lawned level on the other side.

## SURROUNDING AREA

Amenities in Charlton Adam include a public house (currently being redeveloped), primary school, church and active community centre, with further facilities in the neighbouring villages of Keinton Mandeville, Charlton Mackrell & Kingsdon. The towns of Castle Cary, Sherborne and Somerton are all within easy driving distance, providing a variety of shopping, educational, recreational and cultural facilities. The first two have mainline rail connections to London, and the A303 also provides a route to London/Home Counties. Sporting facilities in the area include golf at Sherborne, Yeovil and Long Sutton and horse racing at Wincanton, Exeter, Taunton and Bath. The area is well served by independent schools at Millfield, Hazlegrove, Sherborne, Kings Bruton and Perrott Hill.

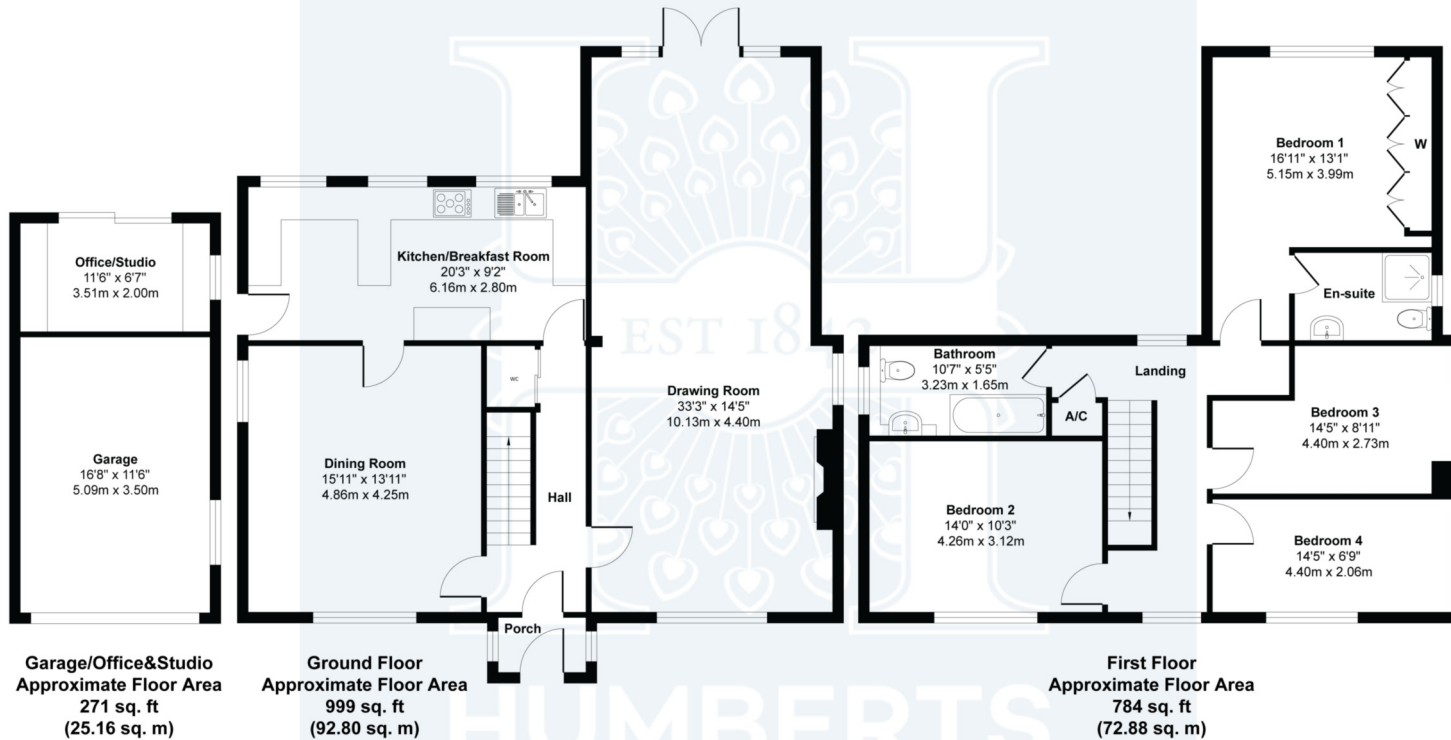








## Broadway Road, Charlton Adam, Somerset, TA11



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### DIRECTIONS

From the A303 Podimore roundabout proceed in a northerly direction on the A37 for approximately three miles. Take the second turning on the left into Charlton Adam and follow this road onto Broadway Road where the property will be found on the right-hand side.

### SERVICES

Mains water, drainage and electricity. Oil-fired central heating.

### LOCAL AUTHORITY

Somerset Council - Tax Band E

### ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

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