



STAGS

Mallard House

Mallard House

Brook Lane, Barton St David, TA11 6DH

Street & Somerton 5 miles Castle Cary 7.5 miles

- Entrance Hall & Cloakroom
- Study, Playroom & Utility
- Living Room & Sun Room
- Kitchen/Dining Room
- 5 Bedrooms (1 en suite)
- Family Bathroom
- Double Garage & Car Port
- Gardens - 0.4 Acres

Guide price £695,000

THE PROPERTY

Mallard House is an elegant contemporary 5 bedroom family home situated in a tranquil position in the heart of the village, built in 1980's and renovated to the highest of standards by the current owners in 2005. A spacious dual aspect living room with feature fireplace and oak framed windows over looks the delightful landscaped gardens. Adjoining this family room via oak framed french doors is a beautifully presented oak sun room leading out to the sun terrace, taking advantage of the peaceful surroundings. There is a contemporary, light and airy family kitchen/dining room fitted with the range of oak wall and base units under a granite work surface, inset double oven, hob and 1½ bowl sink and drainer, integrated dishwasher, space for fridge and freezer and a space for a large family dining table.

A utility room with a range of wall and base units, with space and plumbing for appliances and inset sink and drainer. Also provides access to the double garage with electric up and over doors and a drying room housing the hot water tank. Also on the ground floor are two further reception rooms currently used as a study and playroom, a cloakroom and ample storage cupboards.

A spacious light landing with amply storage units including an airing cupboard, with doors leading to the five bedrooms and family bathroom. The large modern family bathroom comprises vanity wash hand basin, a shower cubicle with a rainforest



A delightful elegant 5 bedroom family home, tucked away on a quiet lane in the heart of the village, set in 0.4 acres.





shower, WC, bath, fully tiled with under floor heating and audio sound system. The master suite is a triple aspect room with oak framed french doors leading to the balcony and an en suite shower room comprising 'his and hers' vanity wash hand basins, WC, over sized shower cubicle with a rainforest shower, fully tiled with under floor heating and audio sound system. A triple aspect guest room takes advantage of the views over the grounds with a dressing area and built in wardrobes.

OUTSIDE

Outside this imposing family home is a well presented landscaped garden, which is mainly laid to lawn with mature trees, hedge and flower beds, raised decking area and sun terrace. A manicured driveway, enclosed by electric wooden gates, leads to a gravel parking area, double garage and car port providing ample parking. There are a number of sheds to the rear of the property. In total 0.4 acres.

SITUATION

The village of Barton St David is situated north of Somerton and has a pub, village hall, pre-school, playing field and church as well as a local bus service. Most everyday amenities can be found in Somerton including shops, a supermarket, medical centre, dentist, vets, pubs and take aways. A wider range of facilities can be found in the commercial centres of Yeovil or Street which has shops, supermarkets, a cinema and hospital.

Transport links are good with the A303 and M25 being within easy reach. Castle Cary has a mainline rail link to London Paddington and Yeovil Junction to London Waterloo.

Local schools include Millfield at Street, Hazelgrove at Sparkford and The Park School at Yeovil.

SERVICES

Mains Water, drainage and electricity. Oil fired central heating.

VIEWING

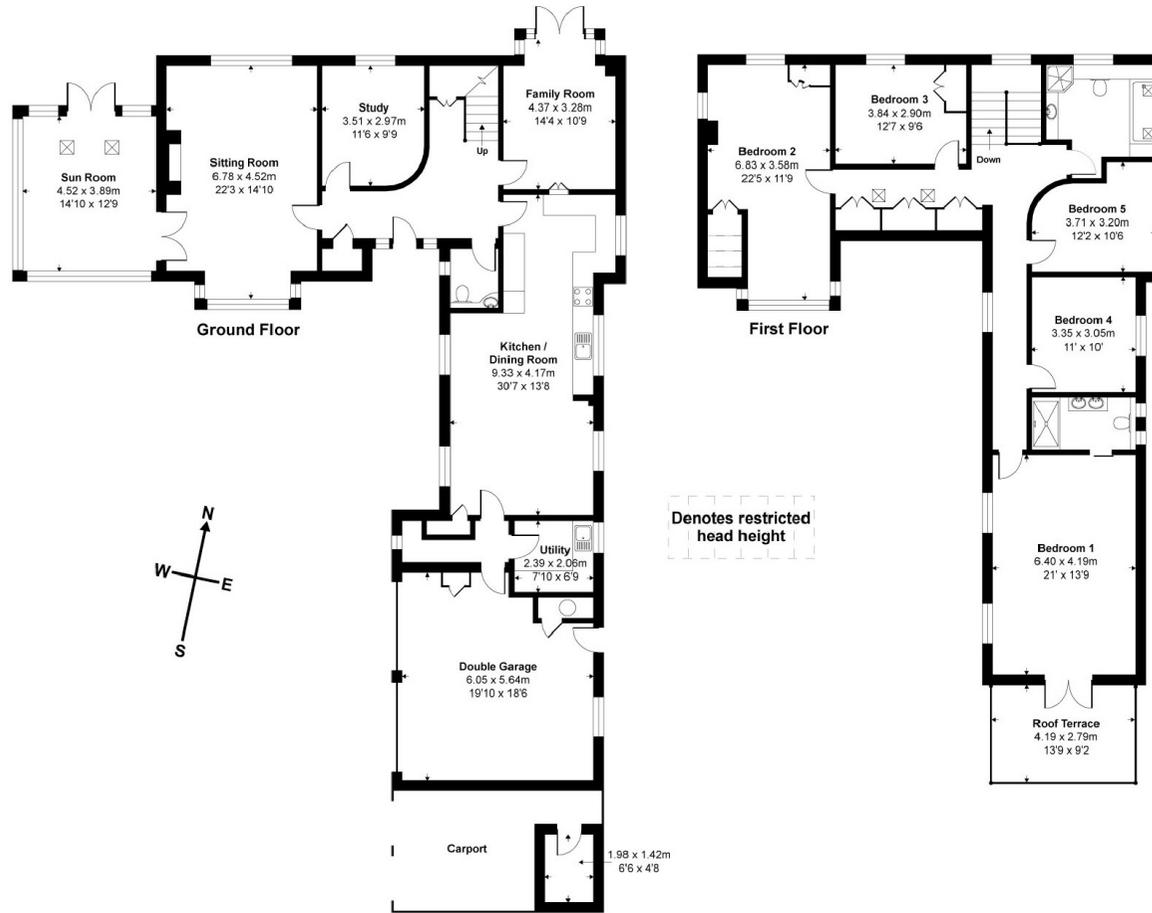
Strictly by appointment through the vendor's selling agents, Messrs Stags, Yeovil Office, telephone 01935 475000.

DIRECTIONS

From Yeovil take the A37 towards Shepton Mallet. At Lydford Cross Keys turn left signposted Keinton Mandeville. After about a mile into the village of Keinton Mandeville take the 2nd right signed posted Barton St David. Continue into the village of Barton St David reaching the Baron Inn on your left hand side. Immediately after turn left onto Brook Lane. Follow Brook Lane to the bottom of the road and bear left. Mallard House can be found on your left hand side by 2 wooden gates.



Approx. Gross Internal Floor Area
297.2 Sq Metres 3200 Sq Ft (Excludes Restricted Head Height & Outbuilding / Includes Garage)



Copyright nichecom.co.uk 2014 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



Stags
4/6 Park Road, Yeovil, Somerset, BA20 1DZ
Tel: 01935 475000
yeovil@stags.co.uk

