



## Aspen House

Ilchester Road, Charlton Mackrell, TA11 6AB

George James PROPERTIES

EST. 2014



# Aspen House

Ilchester Road, Charlton Mackrell, TA11 6AB

Guide Price - £595,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Situated within this popular village and part of an exclusive development of the former village pub. Aspen House is a brand new traditional natural stone dwelling offering almost 1800sqft of living space, the property has been built and completed to an extremely high standard with great attention to detail throughout. The superb accommodation is highlighted by the kitchen/family room with beautifully fitted kitchen and an impressive lantern roof window. The large living room has a free standing wood burning stove and wall panelling. Outside there are South West facing gardens and private parking.

## Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church and the neighbouring village of Charlton Adam offers a village stores, church and a pub. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

## Services

Mains water, drainage and electricity are all connected. Propane gas fired underfloor heating to the ground floor and radiators to the first floor.

## Entrance Hall

Oak entrance door leads to the entrance hall with stairs to the first floor.

**WC** 5' 10" x 3' 4" (1.78m x 1.02m)

With low level WC, wash hand basin and vanity sink unit.

**Sitting Room** 28' 0" x 20' 6" (8.54m x 6.26m)

With two windows to the front and French doors to the rear. Free standing cast iron wood burning stove and wall panelling. Understairs storage cupboard.



**Kitchen/Dining Room** 21' 9" max x 16' 9" max (6.63m max x 5.11m max)

With window and door to the side, French doors to the rear garden and impressive lantern roof window over the dining area. Quality fitted kitchen comprising range of base and wall mounted kitchen units with quartz work surfaces over, peninsular unit and breakfast bar. Double Belfast sink unit with mixer tap, NEFF appliances including double eye level oven, fridge freezer, dishwasher and five ring gas hob with extractor hood over.

**Utility Room** 7' 8" x 5' 1" (2.33m x 1.54m)

With window to the rear, range of base units with work surfaces over and stainless steel sink unit. Space for washing machine and tumble dryer. Cupboard housing boiler and hot water cylinder.

**Landing** 11' 0" x 8' 11" (3.35m x 2.71m)

With roof window, radiator and access to the loft space.

**Bathroom** 8' 4" x 5' 1" (2.53m x 1.55m)

With roof window, low level WC, wash hand basin with vanity cupboards under. Panelled bath with mains shower and screen over. Ladder heated towel rail and tiled floor.

**Bedroom One** 14' 4" x 13' 1" (4.38m x 4.00m)

With window to the front, built in double wardrobe and radiator.

**Ensuite Shower Room**

With roof window, low level WC and pedestal wash hand basin. Shower cubicle with mains shower. Tiled floor.

**Bedroom Two** 14' 2" x 13' 3" (4.31m x 4.03m)

With window to the rear, built in wardrobe and radiator.

**Bedroom Three** 14' 3" x 10' 0" (4.35m x 3.06m)

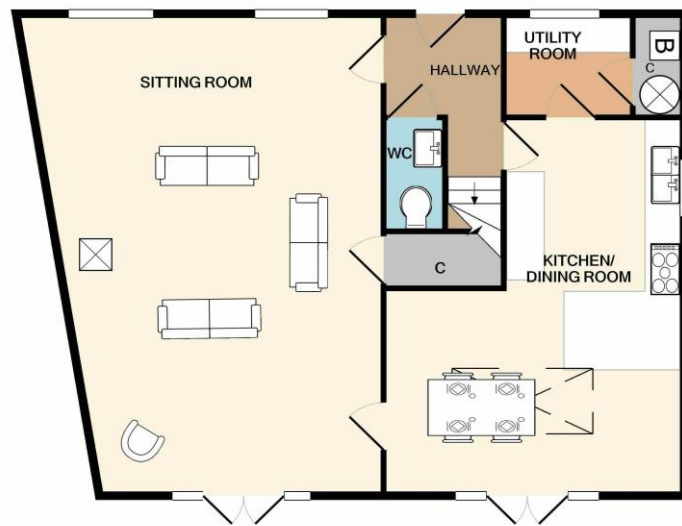
With windows to the front and rear and radiator.

**Outside**

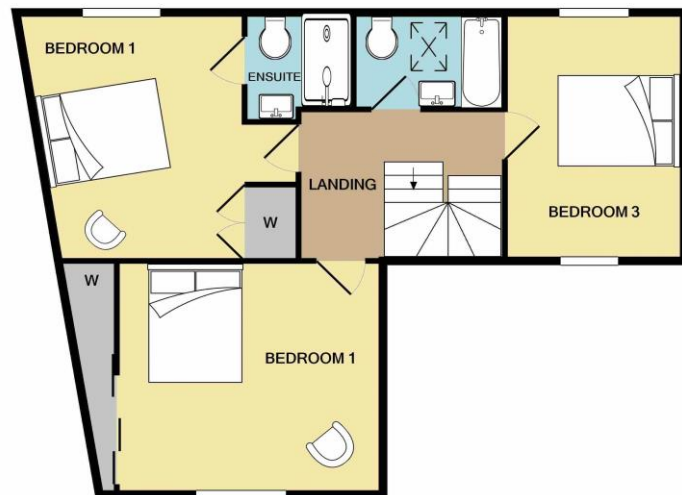
A shared driveway leads to the rear of the house where there is private parking associated with the property. To the immediate rear there is a patio area, outside lighting and lawned garden. The private gardens are South West facing.







GROUND FLOOR  
APPROX. FLOOR  
AREA 973 SQ.FT.  
(90.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 747 SQ.FT.  
(69.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1721 SQ.FT. (159.9 SQ.M.)

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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