



ENGLISH HOMES

Walsingham House
Charlton Mackrell, Somerset, TA11 6AB

A substantial 4/5 bedroom detached house offering flexible living with well proportioned rooms. The property sits centrally in an extensive garden which measures approx. 1/2 acre with mature trees and a flowering magnolia, with parking and turning area for numerous cars. This ideal family home comes with the benefits of double garage, workshop, 34' boarded and usable loft area with windows and sink, double glazing, oil fired central heating, 2 bathrooms, cloakroom and study. Located in the popular village of Charlton Mackerell which provides convenient access to London via road or rail. The property is within walking distance to village school - 1/2 mile down a quiet lane.

Guide Price £700,000

EPC Rating: F

Accommodation:

Entrance Porch:

Wooden door provides access. 2 front aspect opaque windows, tiled flooring, uPVC double glazed door to:

Hallway:

2 front aspect uPVC double glazed windows, cloaks cupboard, radiator, coving, stairs rising to first floor landing, doors leading to:

Cloakroom:

Side aspect opaque double glazed window, tiled window sill, low level dual flush toilet, wall mounted wash hand basin, tiled splash backs, coving.

Study: 13' 10" x 7' 1" (4.22m x 2.15m)

Max measurements. Front aspect double glazed window, radiator, telephone point, coving, under stairs storage cupboard.

Living Room: 22' 10" x 14' 10" (6.95m x 4.52m)

Side aspect double glazed window, radiators, built in cupboards and display cabinets, wall mounted lights, coving, thermostatic control, door to dining room, large patio doors giving extensive views over the garden.

Kitchen/Breakfast Room: 13' 11" x 11' 6" (4.23m x 3.50m)

Front aspect double glazed window, tiled window sill, 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, granite roll top work surfaces, space and plumbing for dishwasher, 4 ring halogen hob, concealed extractor fan over, tiled flooring, built in oven and grill, larder style cupboard, space for upright fridge/freezer, oil fired Aga, tiled flooring, spot lights, doors through to:

Dining Room: 14' 10" x 13' 3" (4.52m x 4.05m)

Max measurement. uPVC double glazed patio door through to conservatory, radiator, coving, built in cupboards, door to bedroom 5/family room.

Conservatory: 16' 3" x 11' 11" (4.95m x 3.64m)

Brick based uPVC double glazed conservatory, uPVC double glazed French doors to garden, tiled flooring, 2 Dimplex electric heaters.

Bedroom 5/Family Room: 18' 4" x 10' 9" (5.59m x 3.28m)

2 rear aspect uPVC double glazed windows with views to the garden, 2 radiators, uPVC double glazed door to garden, door through to:

Utility: 15' 0" x 9' 11" (4.57m x 3.02m)

Front aspect window, stainless steel sink and drainer with mixer taps, oil fired boiler, space and plumbing for washing machine, low level and wall mounted kitchen units, roll top work surfaces, tiled splash backs, space for tumble dryer, storage cupboard, tiled flooring, door to front and door through to:

Studio/ Work Room: 14' 8" x 8' 2" (4.47m x 2.49m)

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Bathroom:

Front aspect opaque double glazed window, central bath with mixer taps and shower attachment, low level dual flush toilet, pedestal wash hand basin, tiled splash backs, heated towel rail, radiator, laminate effect flooring.

Shower Room:

2 front aspect opaque double glazed windows, mosaic tiled window sill, shower cubicle, low level dual flush toilet, pedestal wash hand basin, heated towel rail, tiled flooring, mosaic tiled splash backs.

Loft: 34' 11" x 14' 3" (10.63m x 4.35m)

With metal pull down ladder providing access. Fully boarded and plastered, 2 side aspect uPVC double glazed windows, radiators, wall mounted wash hand basin, strip lights, under eaves storage. This space is versatile in its useage.

Outside:

Front:

There is a stone wall entrance, tarmac driveway & turning area. The front garden is laid mainly to lawn with a flowering magnolia tree and well stocked borders. A pedestrian gate leads to the side and rear.

Double Garage: 18' 7" x 17' 6" (5.66m x 5.33m)

2 metal up and over doors, power and lighting, door through to:

Workshop: 17' 6" x 7' 1" (5.33m x 2.17m)

uPVC double glazed courtesy door, side aspect uPVC double glazed window, power and lighting.

Rear:

There is a paved area directly to the rear and side of the property, ideal for family BBQs. There is an



extensive lawned area with well landscaped borders and a plethora of mature trees. There are steps to a sunken gravelled area with an attractive arbour entrance. A path leads further down the property with well tended leylandi and logan berries to either side. This leads to an area where there are raised vegetable beds and a shed.

Amenities:

Charlton Mackrell offers a primary school, pub and church. The neighbouring village, Charlton Adam has a community hall and a playing field between the two villages. It has excellent links to the A303 and A37. The Market town of Somerton is nearby (3 miles). Castle Cary is approximately 6 miles away, which has a mainline Railway Station (London/Paddington) or Sherborne to Waterloo. Bath and Bristol are, by road, approximately 1 hour away. Likewise the south coast.

VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

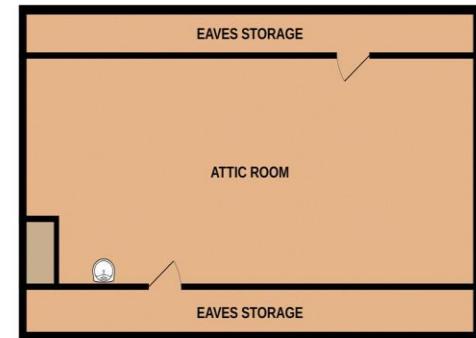
GROUND FLOOR
1611 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



2ND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



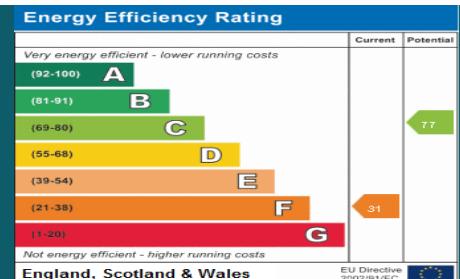
TOTAL FLOOR AREA: 3282 sq.ft. (304.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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