

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Ivythorn View, Hayes Road, Compton Dundon, TA11 6PF



IVYTHORN VIEW, HAYES ROAD, COMPTON DUNDON, TA11 6PF

An outstanding 4 - 5 bedroom new build property in an idyllic rural location on the outskirts of Compton Dundon, close to Millfield School.

Ivythorn View has high quality interiors and beautiful design with accommodation including an entrance hall, sitting room, kitchen dining living room, utility, cloakroom, four double bedrooms, two en-suites, a family bathroom and a study/5th bedroom.

There is ample parking and a tiered rear garden enjoying a stunning panorama towards Street Hill.

About the area

Compton Dundon is an attractive village in one of the most picturesque parts of Somerset between Somerton and Street. It's surrounded by unspoilt countryside with wooded hills with public access with many footpaths. There is vibrant community based around the church, cricket pitch, pub and village hall. Compton Dundon church is a sweet little parish church sitting on the site of a prehistoric grove and noteworthy for its ancient yew trees believed to date back 1,700 years.

Dundon Beacon is a special and species-rich nature reserve, managed by Somerset Wildlife Trust, now being returned to ancient oak woodland with managed coppice and restored grass downland. It's accessed by a footpath and is as pleasant a country walk as can be found. Another good walk is to 'Lollover Hill, ' reputedly the viewing point of the Battle of Sedgemoor in 1685.





Accommodation

Ivythorn View is an impressive newly built property which is nearing completion with a choice of various finishes offered by the developer. The property has been built in a characterful style, balancing period-style features with modern convenience. Few new builds ever enjoy such rural idyll, and this is a unique acquisition not to be missed.

Built in local Blue Lias stone, the property has attractive elevations under a tiled roof with a beautifully constructed oak porch abutting the main facade. Steps lead up to the front door beneath the porch which enters a welcoming entrance hall with a full height ceiling and a Velux window illuminating the space. On the right hand side of the hall there is the sitting room which has a feature fireplace and a dual aspect with french doors to the garden at the rear and a fabulous view at the front.

The kitchen dining living room is a wonderfully large living area with a vast amount of storage provided by a mixture of full height larder cupboards, base units and an island with oak work surfaces and high quality fittings. There are integrated appliances including full height fridge and freezer, a boiling water tap and dishwasher. A new owner will be given a choice of oven to fill the cavity which has been designed for a range style cooker. On this note, the rooms within the property that are not currently fitted with flooring can be decided upon by a buyer with the developers to furnish at their choice, subject to negotiations. The island has a breakfast bar to sit at and there is plenty more room for a dining table. The room enjoys a dual aspect with two sets of french doors leading to the garden. Adjoining the kitchen, there is a utility room with space for washing facilities, a side door with disability access ramp and a butlers sink. Also on the ground floor, there is a large double bedroom deal for a relative with lack of mobility or indeed guests. The bedroom has an en-suite shower room with a lovely contemporary finish. Underneath the staircase there is a cloakroom.

On the first floor, there are four further bedrooms; three of which are comfortable doubles and the fourth would make a great study. The master suite exudes style. It has a Juliet balcony overlooking the grounds to the rear, a beautifully appointed en-suite shower room and a walk-in wardrobe. There are two further double bedrooms on this floor and both enjoy the incredible vista to the front. The family bathroom has a bath, walk-in shower, basin and w/c.





Outside

In front of the property there is a large parking area which could easily fit a garage, for which there is planning permission. Likewise, subject to obtaining any necessary consents, a carport could be erected in the space between the house and the western boundary.

To the rear there is a large tiered garden which is to be turfed. Each tier has a top quality Blue Lias retaining wall and steps leading up, as well as ramped access for a ride on mower. There is a fence forming the perimeter which is great for security for children and pets.

At the top of the garden the views are incredible.

Services

Air source heat pump. Solar Panels. Mains water and electricity. Private drainage. Rainwater harvest tank.

Tenure: Freehold.

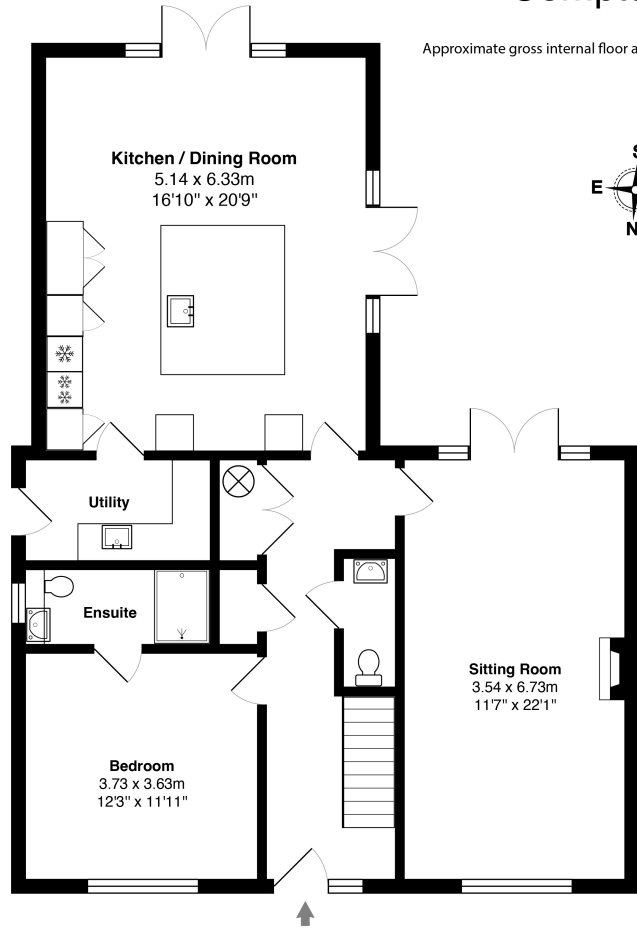
Energy Performance Rating: TBC

Council Tax Band: TBC

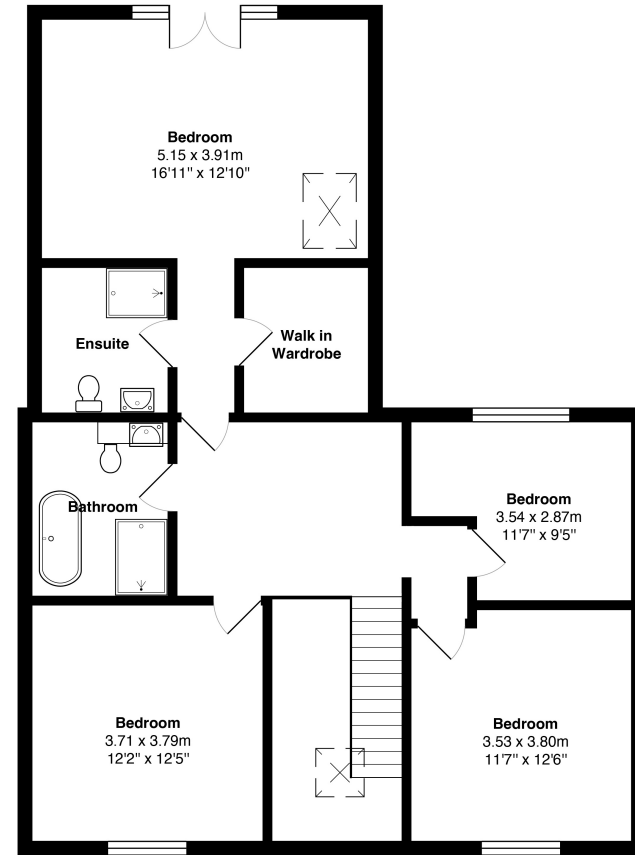


Ivythorn View, Compton Dundon

Approximate gross internal floor area of main building - 188.4 m² / 2,028 ft²



Ground Floor
Area: 98.6 m² ... 1061 ft²



First Floor
Area: 89.8 m² ... 967 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.