



HAMBLETON  
ESTATE AGENTS

CLAYHAVEN  
CHARLTON MUSGROVE  
BA9 8ET



£440,000

# Clayhaven, Rectory Lane, Charlton Musgrove, Somerset, BA9 8ET.

Enjoying a rural but not isolated location this impressive detached bungalow lies on the outskirts of Charlton Musgrove with delightful views over adjoining fields. Over the years the property has been cleverly re-configured and extended to provide a wonderful open plan kitchen/diner which has been recently updated creating an inviting area for family meals and entertaining. Another highlight is the beautiful garden, now made even more expansive with the recent addition of a neighbouring parcel of land which has transformed the garden into an idyllic haven for keen gardeners. There is a large area of lawn, fruit trees, seating areas and a garden room being the perfect space to sit and relax after a busy day. Returning to the accommodation there is a bright but cosy sitting room featuring a magnificent solid oak floor and a wood burning stove, two double bedrooms, large bath/shower room, cloakroom and versatile utility room which could be converted into an additional bedroom if required. The bungalow benefits from double glazed windows, oil fired central heating and a large garage. An internal viewing is highly recommended to fully appreciate everything this home and its surroundings has to offer.

**LOCATION:** Charlton Musgrove lies in a most beautiful part of Somerset. The village has a vibrant community spirit with many events taking place in the area, and at the recently built village hall, which is available for hosting many types of functions. There is also a public house, 13<sup>th</sup> century church, access to footpaths and bridleways and twice daily bus service to Wincanton, Bruton, Castle Cary and Street. The sought after arts and craft haven of Bruton is just four miles distant, where there are a variety of cultural and creative amenities including the Hauser & Wirth Gallery, the celebrated Briar and At the Chapel restaurants, an assortment of independent businesses, and nearby The Newt Country Hotel nestled in the grounds of a working estate. Riding out and lovely walks are in abundance with the National Trust owned Stourhead Estate just ten minutes away by road. Transport links are excellent with the A303 trunk road a mile from the property yet far enough away to avoid road noise. A main line train station in Castle Cary offers direct services to London Paddington. Education is well catered for in the area with a variety of state and independent school nearby including Sherborne Schools, Sexey's School and Kings Bruton, Hazelgrove and Millfield at Street. The town of Wincanton is three miles away with local amenities including three supermarkets (Co-Op, Morrisons and Lidl), butcher, bakery, fruit and veg and whole foods shop, Health Centre, Post Office, library, cafes, eateries and sports centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups.

## **ACCOMMODATION**

Storm porch to composite front door.

**ENTRANCE HALL:** A spacious hallway with wood effect tiled flooring, radiator, double cloaks cupboard and hatch to loft.

**SITTING ROOM:** 14'1" x 10'3" A light and airy room featuring an attractive fireplace with fitted multi-fuel wood burner as its focal point. Double glazed window to front aspect, picture rail and newly laid traditional solid oak floorboards.

**KITCHEN/DINER:** 16'9" x 11'3" (narrowing to 12'3") A modern stylish fitted kitchen comprising inset 1¼ ceramic sink with cupboard below, further range of matching handleless wall and drawer units with work surface over, range cooker, filtered drinking water tap, smooth plastered ceiling with downlighters, tiled floor with electric underfloor heating, integrated fridge, double glazed window overlooking the rear garden, walk-in

larder and double glazed French doors to rear garden.

**UTILITY ROOM:** 13'5" x 8'5" Radiator, tiled floor, space and plumbing for sink, washing machine and water softener, airing cupboard, double glazed window to rear aspect and door to boot room with the oil fired boiler and door to garden.

**BOOT ROOM:** Oil fired boiler, coat hooks and hanging rail.

**BEDROOM 1:** 10'7" (to front of wardrobe) x 10' A spacious double bedroom with double glazed window to front aspect, two large fitted wardrobes and radiator.

**BEDROOM 2:** 10'4" x 10'2" Radiator, coved ceiling and double glazed window to side aspect.

**CLOAKROOM:** Low level WC, radiator and extractor.

**BATH/SHOWER ROOM:** A modern suite comprising large panelled bath, double shower cubicle, vanity wash basin unit, tiled floor, low level WC, double glazed window, heated towel rail, tiled to splash prone areas and coved ceiling with extractor.

## **OUTSIDE**

The property is approached from the lane via double wrought iron gates that open to a wide tarmac drive, which leads up to the garage. There is plenty of space for at least four cars. The drive is owned by the property with the neighbour having a right of way to their garage. A tall picket fence makes the garden dog proof and separates it from the driveway. The garage has a roll up remote controlled electric door and benefits from light and power. To the rear of the garage an opening leads through to a garden room with double doors opening to the rear garden.

**FRONT GARDEN:** A metal gate from the drive opens to a path leading to the front door and the garden, which enjoys the morning and early afternoon sun. This is enclosed by mature hedgerow and planted with a variety of flowers and shrubs plus vegetable beds and greenhouse. A lawn at the side of the bungalow leads to the rear garden.

**REAR GARDEN:** The rear garden is a particular feature with a lovely outlook over fields. The garden is mainly laid to lawn with shrub and flower borders providing colour and interest throughout the year. The rear section of garden was recently purchased by the current owners with a large expanse of lawn interspersed with mature fruit trees. Within the garden there is an area for growing vegetables, pleasant seating area and timber garden shed.

**SERVICES:** Mains water, electricity, shared private drainage, oil fired central heating and full fibre broadband all subject to the usual utility regulations.

**COUNCIL TAX BAND:** D

**TENURE:** Freehold

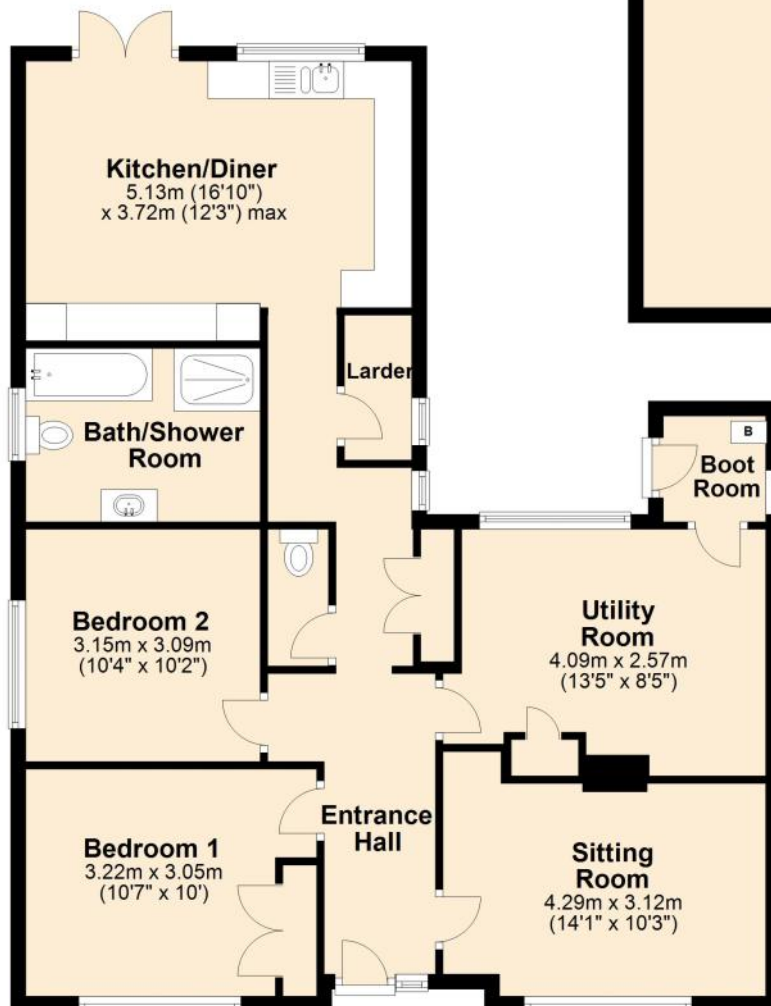
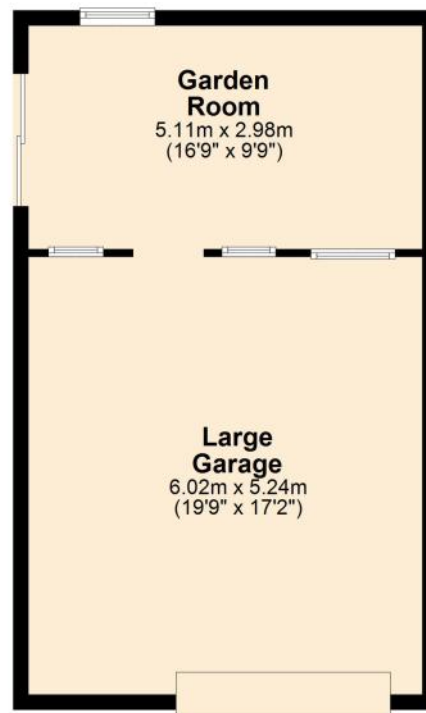
**VIEWING:** Strictly by appointment through the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		80
D (55-68)	60	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

**Ground Floor**  
Approx. 94.5 sq. metres (1017.2 sq. feet)



Total area: approx. 94.5 sq. metres (1017.2 sq. feet)



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**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

