



17 Drayton Court  
Somerton, TA11 6FN

George James PROPERTIES  
EST. 2014

# 17 Drayton Court

Somerton, TA11 6FN

Guide Price - £669,950

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

A beautifully presented modern detached family home completed in 2021, built to an exceptionally high standard and benefitting from many upgrades. The property has spacious accommodation comprising sitting room with wood burner, dining room/home office and large open plan kitchen/family room with bi-folding doors to the gardens. To the first floor there are four bedrooms and family bathroom, two bedrooms have their own en-suite facilities. Outside there are large south facing gardens, ample parking and detached double garage with stairs to an attic room.

## Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23. There are excellent state and independent local schools notably Millfield, Wells Cathedral School, Bruton schools and Hazlegrove.

## Services

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

## Entrance Hall

Open storm porch with entrance door leads to the entrance hall with stairs leading to the first floor.



### Downstairs Cloakroom

With low level WC and wash hand basin.

### Sitting Room 32' 7" x 13' 4" (9.94m x 4.06m)

With bay window to the front and bi-folding doors to the rear garden. Cast iron wood burning stove with floating oak mantle.

### Dining Room 14' 11" x 13' 4" (4.54m x 4.06m)

With bay window to the front.

### Kitchen/Family Room 20' 1" x 17' 7" (6.12m x 5.37m)

With window to the side and bi-folding doors to the rear garden. Range of modern fitted kitchen units with work surfaces over, built in Neff appliances include ovens, induction hob and extractor over, fridge freezer and dishwasher. Central island unit with breakfast bar and pendant lights over.

### Utility Room 7' 7" x 6' 6" (2.30m x 1.97m)

With window to the side and door to the rear garden. Range of fitted units with space for washing machine and tumble dryer.

### First Floor Landing

This large gallery landing has a window to the front and built in cupboard. Access to the loft space with ladder, the attic is fully boarded with open trusses and ample storage.

### Bedroom One 12' 8" x 11' 5" (3.85m x 3.47m)

With window to the rear.

### Master En-suite

With wash hand basin, low level WC and shower cubicle with mains shower.

### Bedroom Two 14' 2" x 13' 4" (4.33m x 4.06m)

With window to the front.

### En-suite

With low level WC, wash hand basin and shower cubicle with mains shower.

### Bedroom Three 13' 4" x 11' 3" (4.06m x 3.42m)

With window to the front.

### Bedroom Four 13' 4" x 11' 3" (4.06m x 3.42m)

With window to the rear.

### Family Bathroom

With window to the rear, low level WC, wash hand basin and shower cubicle with mains shower. Round edge free standing bath.

### Detached Double Garage 19' 8" x 19' 3" (6.00m x 5.88m)

With electric up and over garage door, power and light connected. A staircase leads to the first floor where the attic room is fully boarded. The attic would make a comfortable home office or work



area or if required the garage may suit conversion to a self contained annexe. There is also an electric car charging point.

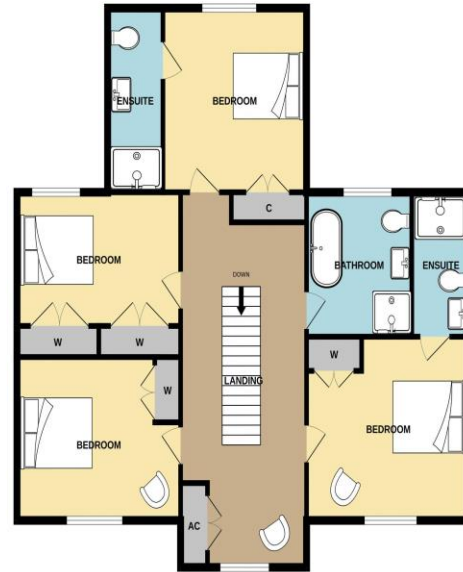




GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.

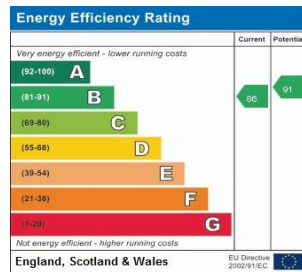


1ST FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.1 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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