Hayes Road

Compton Dundon, TA11 6PF

COOPER AND TANNER







Guide Price £485,000 Freehold

This detached three-bedroom residence occupies a generous plot of circa 0.38 acres and is situated in a quiet and sought-after position. The property offers versatile accommodation with scope for modernisation, whilst enjoying an open outlook with far-reaching views across the surrounding countryside. A peaceful and rural setting is offered whilst remaining within reach of local amenities in the surrounding towns of Street and Somerton.

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ACCOMMODATION:
The house is perfectly liveable in its current form and presents a well-maintained base for occupation while also offering clear scope for a purchaser to modernise, reconfigure or personalise to their own specifications. As such, it will appeal both to buyers seeking an immediately usable home and to those looking for a property with potential to add value over time.

Internally, the accommodation is arranged over two floors and benefits from good proportions throughout. All rooms enjoy an abundance of natural light which is enhanced by the property's orientation and aspect. The rear of the house faces south, ensuring excellent sunlight to the principal living spaces and the garden for much of the day. The layout provides three bedrooms on the first floor, all of which are large enough to accommodate double beds. There is a first floor bathroom and downstairs WC/ Utility room which could also be transformed into a second bathroom.

This represents a rare opportunity to acquire a detached home in a tranquil village setting with generous gardens and significant potential to personalise. We recommend arranging a viewing to fully appreciate what this versatile home can provide to you.

OUTSIDE:
Externally, the property sits centrally within its plot, with driveway parking to the front providing off-road parking. The gardens extend to just over a quarter of an acre in total, with the rear garden being a particular feature due to its south-facing aspect and open views over the surrounding landscape. The outdoor space offers ample room for landscaping, extension (subject to the necessary consents), or the creation of defined seating and recreational areas.

LOCATION:
The village of Compton Dundon is in one of the most picturesque areas of Mid-Somerset with both the Polden Hills and the Somerset Levels nearby. Locally there is a village hall which runs a sub post office service, a church and a pub. The nearby market town of Somerton (approximately 3.5miles away) provides a range of amenities including a shopping precinct, library, doctors surgery, several public houses and restaurants. A wide range of further amenities are available in Street and Glastonbury, including quality schooling at all levels such as world renowned Millfield School, Crispin School and Strode College. Shoppers can enjoy Clarks Outlet Village within the heart of Street, which is just a 10minute drive away, in addition to a variety of restaurants and leisure activities. Beautiful countryside walks and other rural pursuits can be found within close proximity.

SERVICES:
Mains electric and water are connected with private drainage being in place via a Klargester septic tank, and oil-fired central heating being installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that Good external mobile coverage is likely with one major providers, whilst Ultrafast broadband is available in the area. A further range of material information can be found within our online portal listings, or upon request from our office.

VIEWING ARRANGEMENTS:
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.





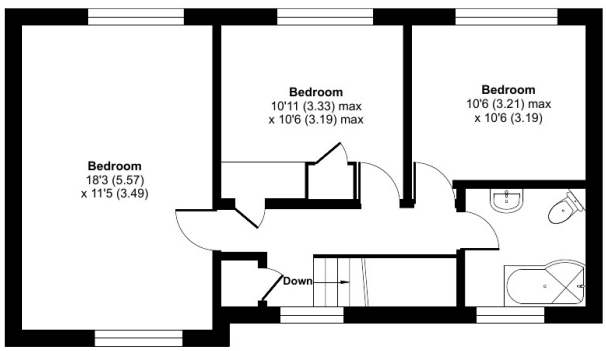




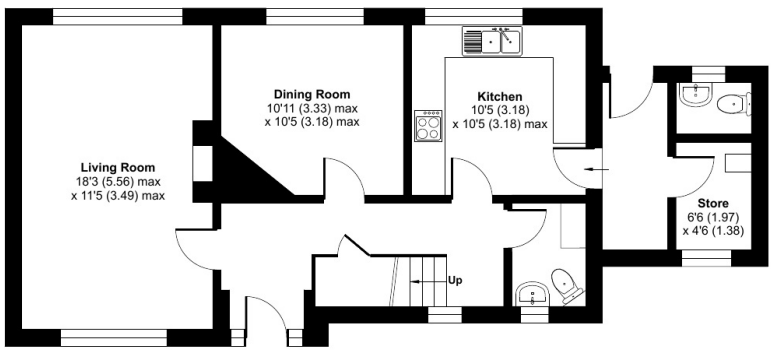
Hayes Road, Compton Dundon, Somerton, TA11

Approximate Area = 1279 sq ft / 118.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1396941

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COOPER AND TANNER

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