



# Olive

ESTATE AGENTS



## Ashdene, The Causeway, Mark, Somerset TA9 4QF £600,000

\*\*\* CLICK ON THE VIDEO TOUR TAB TO SEE OUR AMAZING VIDEO \*\*\* DETACHED FAMILY HOME \*\*\*  
FOUR BEDROOMS \*\*\* THREE RECEPTION ROOMS \*\*\* FABULOUS KITCHEN / FAMILY ROOM \*\*\* FAMILY  
BATHROOM WITH A SHOWER \*\*\* DRIVEWAY PARKING FOR THREE LARGE CARS \*\*\* DETACHED GARAGE  
\*\*\* FABULOUS REAR GARDEN \*\*\* STORE SHED \*\*\* OPEN POTTING SHED / ENCLOSURE \*\*\* DETACHED  
OUTBUILDING WITH OFFICE / HOME GYM / ENTERTAINING SPACE ETC ETC ETC, AND WITH GARDEN  
SHORE TO THE SIDE \*\*\* RIPE FOR TURNING INTO AN ANNEXE (SUBJECT TO THE NECESSARY CONSENTS) \*\*\*  
NO ONWARD CHAIN \*\*\*

### Entrance Porch

Access through a double glazed composite door with a high level meter cupboard, tiled flooring and a wooden glazed door through to the main entrance hall.

### Entrance Hall

Cove ceiling, ceiling light, radiator, tiled flooring, stairs leading to the first floor landing with a useful understairs storage cupboard, doors to the living room, dining room, office and kitchen/family room.

### Sitting Room

A front aspect room with large UPVC double glazed bay windows overlooking the neighbouring fields and farmland, ceiling light, radiator and a feature wall mounted electric convector heater/fire.

### Dining Room

A front and side aspect room with UPVC double glazed windows, cove ceiling, ceiling light, radiator and a beautiful feature slate fireplace with decorative tiled inserts, a slate mantle and a slate hearth.

### Study

A side aspect room with a UPVC double glazed window, cove ceiling, ceiling light, radiator.

### Kitchen/Family Room

A lovely rear and side aspect room with UPVC double glazed windows and a double glazed composite door leading to the side driveway, ceiling spotlights, tiled flooring, feature vertical radiator and ample space for a dining table and chairs. The kitchen has been fitted with a comprehensive range of base and eye level units with marble effect square edge worktops over, inset one and a half bowl sink with adjacent drainer and mixer tap, integrated Bosch oven and microwave, a gas four ring hob with extractor hood over, space and plumbing for a washing machine and integrated dishwasher.

### Landing

A spacious light and airy galleried landing with a rear aspect UPVC double glazed window overlooking the neighbouring fields and farmland, cove ceiling, ceiling light, doors to the bedrooms and the family bathroom.

### Bedroom One

A large rear aspect room, currently being used as a living room, with UPVC double glazed French doors and matching side panels with a Juliette balcony overlooking the neighbouring fields and farmland with views towards the Mendips and Brent Knoll and a side aspect UPVC double glazed window, ceiling spotlights, feature vertical radiator and luxury full width and full height mirrored wardrobes.

### Bedroom Two

A front aspect room with UPVC double glazed windows

overlooking the neighbouring fields and farmland, ceiling light, radiator and full length and full height luxury built in wardrobes.

### Bedroom Three

Another light and airy front aspect room with UPVC double glazed windows, cove ceiling, ceiling light and built in wardrobes, radiator.

### Bedroom Four

Another front aspect room with a UPVC double glazed window, textured ceiling, ceiling light, radiator.

### Family Bathroom

A fully tiled side aspect room with a UPVC double glazed window, ceiling light, stripped and stained pine wooden flooring, chrome heated towel rail, low level WC, pedestal wash hand basin, tiled panel enclosed double ended bath with twin taps and a good sized step in glazed and tiled shower enclosure with a wall mounted electric Mira shower system, extractor fan.

### Outside Toilet

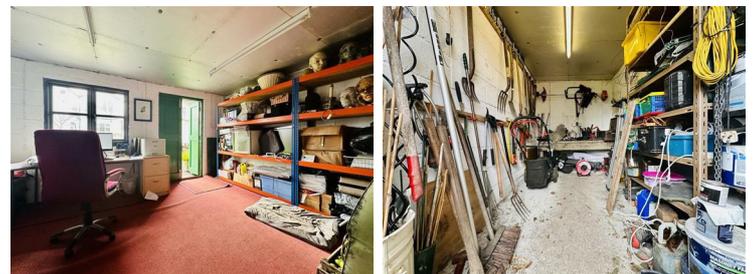
### Rear Garden

To the immediate rear is a patio/paved terrace with a matching walkway leading to the rear of the garden where you will find a potting/storage shed on the left hand side and a further detached outbuilding at the rear of the garden where you will find an office/storeroom etc. This would make for an ideal annexe or area for an outdoor entertaining space/studio/home gym or such like.

There is a good size rear garden, a good size vegetable patch garden and a shingle stone area to the far left of the garden, again providing an open potting store area and all overlooking the neighbouring fields and farmland and beyond.

### Outbuildings

There is a detached garage/outbuilding with a pitched and tiled roof, power, lighting and and up and over door.



### Front Garden

To the front is a twin gated access to the driveway which provides off street parking for at least three vehicles. There is a lovely lawned front garden with a range of flower and shrub beds and borders throughout.

### Aerial Shots

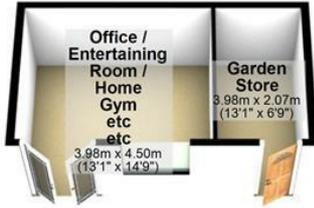


**Plot and Location**



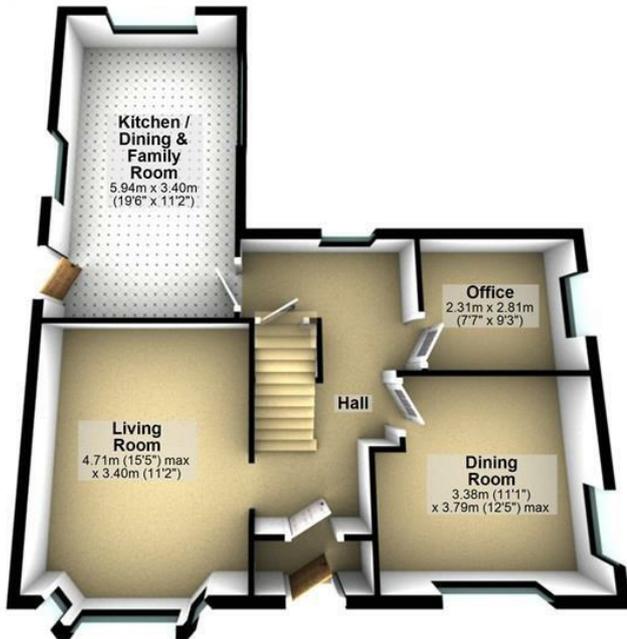
**Ground Floor**

Approx. 114.9 sq. metres (1237.0 sq. feet)



**First Floor**

Approx. 70.9 sq. metres (763.1 sq. feet)



Total area: approx. 185.8 sq. metres (2000.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(52-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	