



4 Swandown

Cricket St Thomas, Somerset, TA20 4DQ

Luxury 2 bedroom Holiday Home on Historic Estate in Somerset

- Luxury Holiday Home
- 2 bedroom, 2 bathroom
- Cathedral Window and vaulted ceiling
- Open Plan living room
- CCTV and gated security
- Use of Indoor Heated Swimming Pool
- Managed communal gardens
- Access to Cricket St Thomas Estate and facilities
- Miles of walks, bridle paths and cycle paths

This impressive luxury holiday home is part of an exclusive development of homes set in the magnificent parkland of the historic Cricket St Thomas Estate in some of Somerset's prettiest countryside. Its contemporary design with its cathedral window and vaulted ceiling and being part of the magnificent parkland of the historic Cricket St Thomas Estate, makes this the perfect bolt hole or holiday home investment.

It has been designed with holidays in mind. There is a large open plan living area with a spectacular 12ft. ceiling to floor window which towers over the living room spreading light through the room. High quality fixtures and fitting have been used throughout and is no more evident than in the hand built luxury kitchen with its high gloss units, granite worktops and integrated appliances. The light and airy living room provides the perfect place to relax in by taking in the peaceful atmosphere, cosy up to the log burner, or to unwind in front of the TV after a busy day sightseeing.

The 2 double bedrooms are large and each have their own

Asking Price £305,000



bathrooms and built in wardrobes. In addition there is a separate guest cloakroom. For the water and under floor heating there is a 'Valliant' gas fired boiler. Throughout, this lovely home has oak flooring with carpets in the bedrooms and ceramic tiling in the bathrooms.

The current owners have adapted the property to suit their needs by including extra storage and an island with further storage in the kitchen. The property has never been rented and has only been used for a couple of weeks each year. The immaculate condition it is in reflects this.

Situation

Built in the grounds of the historic Cricket St Thomas Estate where the famous 'To the Manor Born' was filmed, it is situated where the stunning Devon, Dorset and Somerset countryside meet and has views over the rolling hills as far as the Jurassic Coast. In addition to Swandown's own amenities, the Hotel at Cricket St Thomas provides additional luxury and relaxation on site with miles of walks, bridle paths and cycle paths, while off-site the local area boasts a wealth of activities to enjoy which includes restaurants and nearby golf courses.

Location

Only two hours from London and within easy reach of two mainline stations it combines an unrivalled countryside location with stylish, contemporary living.

Services

LPG central heating. Under floor heating to living floors. Mains water and electricity. Private sewage.

Outgoings

Somerset County Council - Band D.

Tenure

Leasehold 992 years remaining

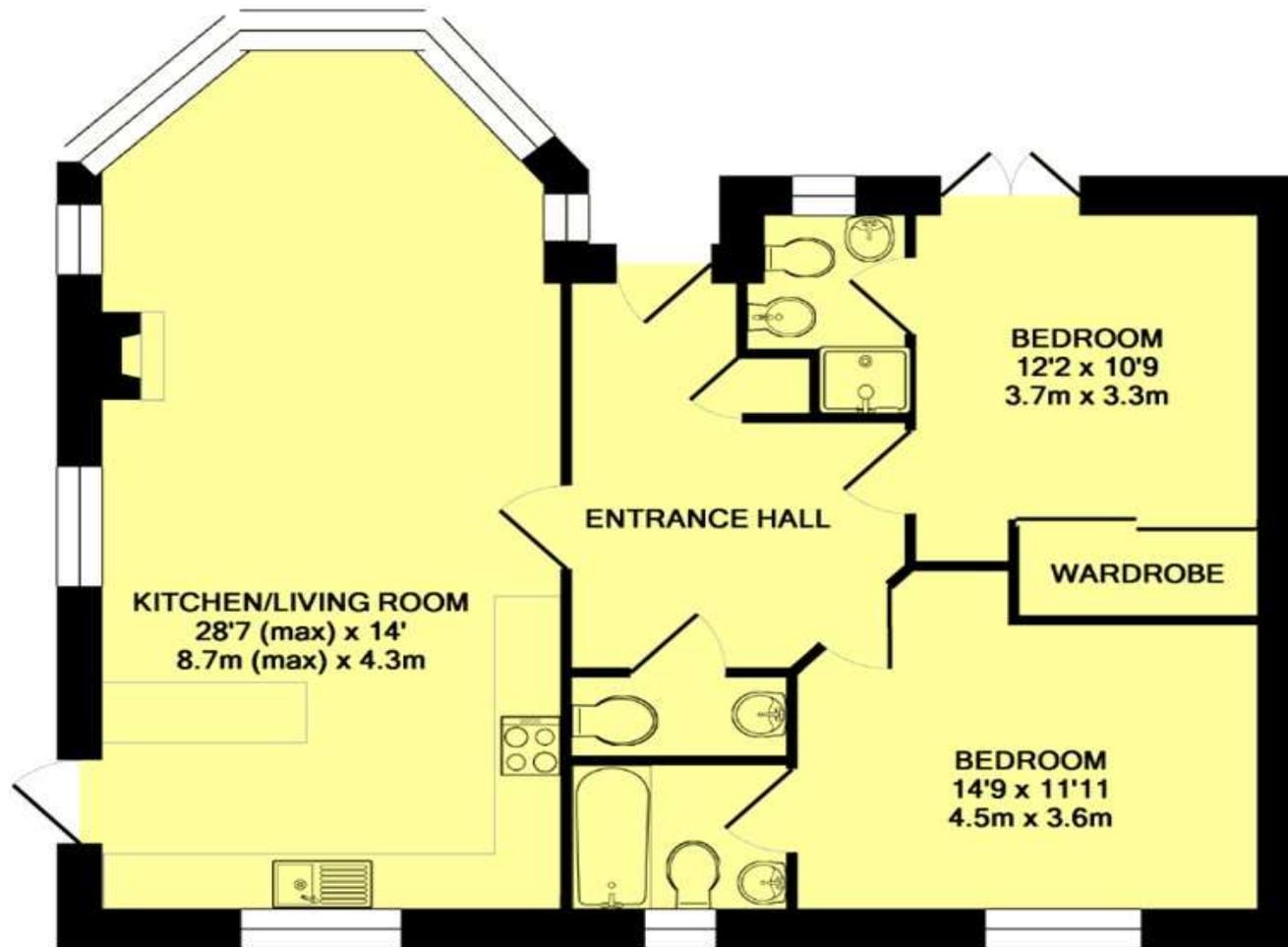
VIEWINGS BY APPOINTMENT

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Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		79
43-61	D	63	
25-42	E		
10-24	F		
1-9	G		
100 energy efficient - 100% saving cost			
100 energy efficient - 100% saving cost			

England, Scotland & Wales EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.2 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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