

Broadway

Edington, TA7 9JP

COOPER
AND
TANNER



Offers in Excess of £625,000 Freehold

A spacious extended single storey detached home, tucked away in an 'off road' setting within a generous c.0.5 acre plot backing onto fields. The property is tastefully presented throughout, enjoys quite spectacular views and offers a degree of versatility in it's layout. No onward chain.

Broadway Edington TA7 9JP

 5  2  2 EPC D

Offers in Excess of £625,000 Freehold

ACCOMMODATION:

The property is accessed principally via the front elevation, although the rear garden can be accessed from either side elevation. The main entrance is sheltered by a canopy and a double-glazed door opens into a welcoming reception hallway with space and hanging for coats and shoes.

Accommodation leads off in both directions, firstly to a well-appointed fully tiled family bathroom with a four-piece suite in white including separate shower cubicle and bath. The spacious kitchen/diner enjoys spectacular far-reaching views over the Somerset levels and towards the Mendip Hills and offers generous dining space for the whole family, as well as a comprehensive range of attractive wall and base units with solid wooden work surfaces, twin ceramic Belfast-style sinks with mixer tap, and integral appliances including a dishwasher and fridge. Space is provided for a Range-style oven. A separate utility/boot room provides self-contained external access, tiled floor and further fitted cupboards with a drainer sink over. Space is provided here for laundry appliances, as well as access to the central heating boiler and separate enclosed cloakroom. The light and airy living room also enjoys fantastic far-reaching views through the large sliding doors which lead out onto the rear terrace, as well as a fireplace with fitted log-burner for cosy winter nights.

Moving through the property there is a separate second reception room, currently used as a dining room, from which there is then access to all five bedrooms and the second bathroom. Three of the bedrooms at the rear elevation all enjoy fantastic far-reaching countryside views and all five bedrooms can accommodate double beds with an accompanying range of furniture. The second shower room comprises a three-piece suite including flush WC, pedestal wash basin and corner shower cubicle. The space available here affords the possibility of multi-generational living, as well as simply room for growing families or those needing to work from home.

OUTSIDE:

The property is approached via an access lane from Broadway, shared with one other property and leading to this fabulously secluded and tucked away family home. At the front elevation, a large driveway opens out to provide off-road parking for 8-10 cars comfortably. The attached double garage has side and rear facing windows and an access door through to

the rear gardens, as well as a range of fitted wall and base units with work surfaces and a drainer sink, making this a versatile space which could be utilised as a games room, workshop or hobby space. A further enclosed WC offers a gardener's loo. An additional detached outbuilding, which could provide additional garaging or a secure store or workshop, is found in the corner of the plot at the end of the driveway. The substantial garden sweeps down the Western side elevation, opening out to a huge expanse of lawn enjoying an open aspect over fields and far beyond to surrounding countryside, providing a fabulously family-friendly recreation space, with plenty of scope to landscape/cultivate areas. A particularly large terrace spans the rear elevation offers an ideal spot to entertain, whilst soaking up the wonderful open aspect.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. Council tax band E within Sedgemoor District Council.

LOCATION:

Edington is a picturesque and popular village, situated on the north side of the Polden Hills in the Sedgemoor district of Somerset. Either side of it lie the villages of Chilton Polden and Catcott, where there is a primary school and choice of two pubs. The village itself boasts a farm shop, pub, church, surgery and active village hall. Junction 23 of the M5 is only 6 miles distant to the west and the thriving centre of Street just 7 miles to east where quality schooling at all levels can be found, including the renowned Millfield School. A selection of supermarkets, health and leisure facilities and Clarks Outlet Village are located here. Rail links found at Bridgwater and Castle Cary.

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 (barring adverse weather).





Greendown, Broadway, Edington, Bridgwater, TA7

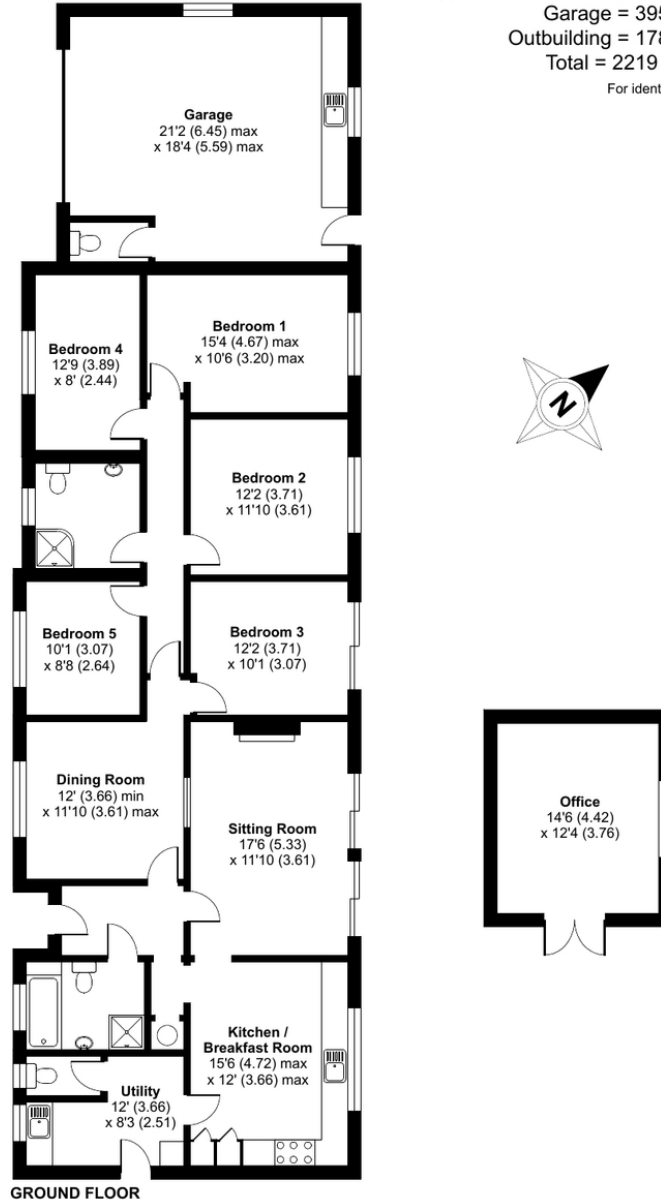
Approximate Area = 1646 sq ft / 152.9 sq m

Garage = 395 sq ft / 36.6 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 2219 sq ft / 206.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cooper and Tanner. REF: 875479

STREET OFFICE

Telephone 01458 840416

58a, High Street, Street, Somerset BA16 0EQ

street@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

