

Ridgeway

Ashcott, TA7 9PP

COOPER
AND
TANNER



Asking Price Of £550,000 Freehold

This deceptively spacious detached single storey home sits upon a generous c.1/3 acre plot in a popular village setting, and has been extensively renovated by our clients to provide a light, modern and adaptable home to suit a wide range of living circumstances.

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ACCOMMODATION:

This unique and versatile home has been thoughtfully adapted and modernised by our clients, to provide flexible accommodation with two entrances, allowing the fifth bedroom to form a self-contained suite if required. The principal reception hall at the heart of the home, divides bedroom accommodation on one side of the property from living space on the other, as well as featuring two useful fitted storage cupboards. The naturally bright sitting room has dual aspect windows and sliding doors to the garden, while the multi-fuel stove and attractive fireplace offer an appealing focal point. The adjoining kitchen/breakfast room is sure to form the social hub of the home, whilst a comprehensive range of fitted wall and base level cabinetry, complimented by ample work surfaces, ensure this is also a practical space to cook. Fixtures include a stainless steel drainer sink with mixer tap, dishwasher, cooker hood, induction hob and twin under counter ovens, with additional space for a large American style fridge/freezer. Accommodation flows naturally through to a large second reception room, flooded with sunlight through the glass roof lantern and sliding doors, which open to a large south facing deck. Currently used as a dining room, this area could also provide a fabulous playroom due to the open plan arrangement and great sightlines. An internal door continues to the boot room, offering the ideal space to kick off muddy boots as well as providing access to a well equipped utility/cloakroom and the fifth bedroom. Here you'll find a double room of comfortable proportions, benefiting from a superbly presented ensuite shower room and making this the ideal arrangement for guests, co-habiting relatives, teenage children or even a potential income stream. There are four further bedrooms on the other side of the property, three of which are well proportioned double rooms with a fourth generous size single. The larger primary suite features a range of wardrobes and access to another superbly appointed ensuite shower room. The remaining bedrooms are served by the family bathroom, which comprises of a modern white three-piece suite including pedestal wash basin, WC and bath with shower attachment over.

OUTSIDE:

A brick paved driveway leads through the generous front garden, eventually opening out to provide off road parking in front of the property, as well as access to the garage via a roll up door. Established shrubs, trees and hedgerow afford good privacy levels in the front garden, making this also a useable space for recreation. Meanwhile the rear garden is notably large, and loosely defined into various landscaped areas for entertaining, horticultural opportunities and recreation space. The large deck adjoining the dining room doors, and the large gazebo covering the terrace and

outdoor kitchen area part way down the garden, offer the perfect entertaining spaces, whether you need shade or enjoy the sunny south facing aspect. Families with children and pet owners are sure to appreciate the larger open space toward the lower half of the garden, which is ideal for garden games. Total plot c.0.33 acre.

SERVICES:

Mains gas, electric and water are connected, gas central heating is installed and private drainage is in place. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Superfast broadband is available in the area. A range of additional material information is available on request from our team, or via the interactive link on the photo reel of our online listing.

LOCATION:

The popular village of Ashcott has facilities including two pubs, a highly-rated primary and pre-school, recreation grounds and good transport communications. Nature reserves, areas of outstanding natural beauty and fabulous countryside walks are all within a few miles. The nearby town of Street offers good sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Village Shopping Outlet. Street also provides good schooling at all levels, including the renowned Millfield Senior School, Crispin School and Strode College. The Cathedral City of Wells is approx. nine miles away and the nearest M5 motorway interchange at Puriton, is approximately 8 miles away. Bristol, Bath, Taunton and Exeter are each within one hours drive. Castle Cary and Taunton provide direct rail access to London with links available in Bridgwater, Whilst Bristol Airport is within approximately 50 minutes drive.

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.





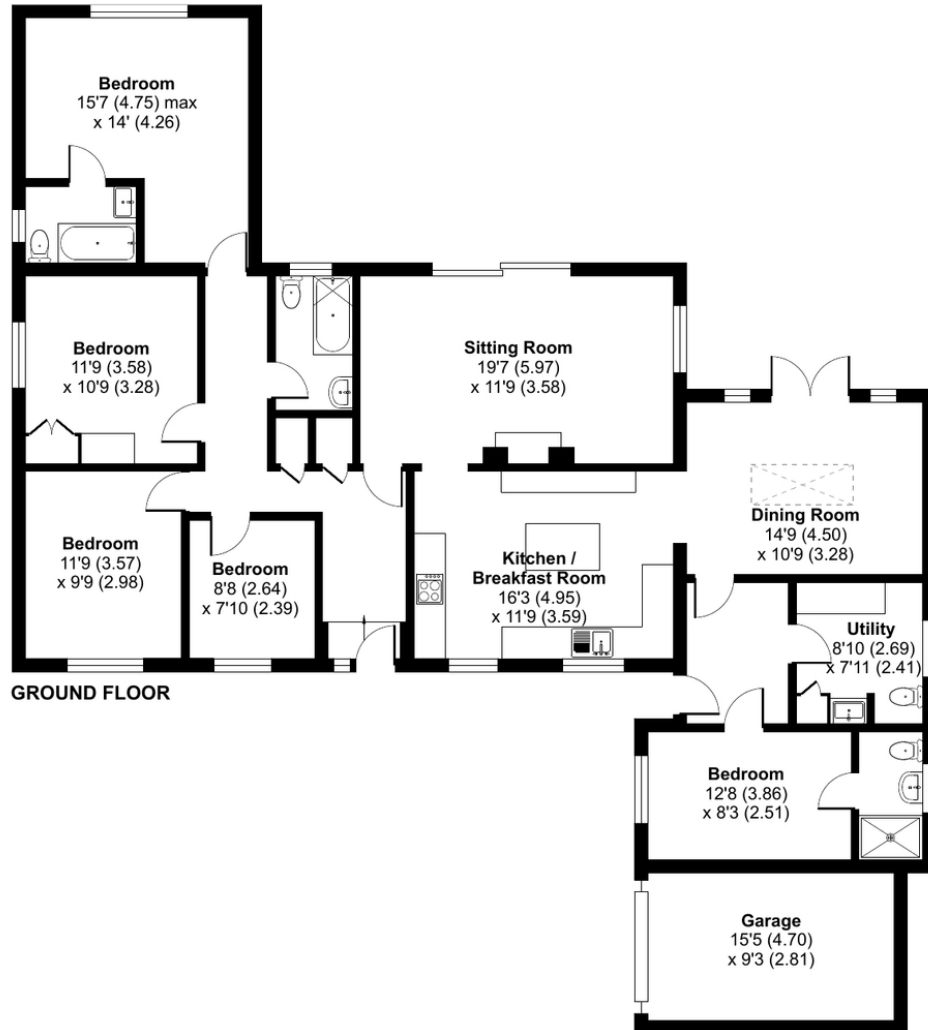
Ridgeway, Ashcott, Bridgwater, TA7

Approximate Area = 1652 sq ft / 153.4 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1794 sq ft / 166.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1261375

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