

High Street

Othery, TA7 0QA

COOPER
AND
TANNER



Asking Price Of £475,000 Freehold

Nestled in a desirable and conveniently positioned village, this beautifully presented home offers a perfect blend of rustic charm and modern comfort. Families will love its expansive garden and spacious, versatile interiors in which our vendor has created a warm and inviting atmosphere.

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ACCOMMODATION:

This spacious extended home is ideal for larger families seeking flexible living spaces, both indoors and out, with plenty of room to entertain, relax, and enjoy, as well as offering plenty of scope for multi-generation living arrangements. Interior highlights include:

- Living Room: A stylish and comfortable space of generous proportions, featuring a bay window, beautiful exposed brick fireplace with multi-fuel stove and dark accent walls that contrast beautifully with lighter furnishings.
- Sunroom/Conservatory: Flooded with natural light, this peaceful yet multi-purpose space is perfect for relaxing with a morning coffee, or entertaining with the help of the bespoke built home bar.
- Kitchen-Diner: A large open-plan space at the heart of this home, linking with both the sun room and utility room and offering ample space to seat family and friends for dinner. The kitchen comprises a range of wooden wall and base level cabinetry, wooden/laminated worktops, space for modern under-counter appliances, and vibrant decor that adds warmth and character.
- Ground Floor Bathroom: Uniquely styled with bold wallpaper and contrasting dark tiling, wooden accents, and a stylish modern four piece suite including bath, separate shower cubicle, WC and basin over vanity—creating a spa-like retreat.
- Bedrooms: This flexible home provides three genuinely spacious double bedrooms on the ground floor, two of which benefit from bay windows, before stairs rise to the first floor, reaching a generous landing suitable for a quiet reading area or office. There are three further rooms on this floor, with walk-through access making them suited to a self-contained suite with adjoining dressing room/office and living space, or perhaps children's bedrooms. The principal bedroom also benefits from a stylish modern ensuite shower room.

OUTSIDE:

The property boasts a generous plot, which is initially evident from the generous front driveway where our clients easily park two caravans and multiple vehicles. The attached double garage also provides additional secure parking, a workshop or storage as necessary, with ample space in the roof void to create a mezzanine area if required. The substantial rear garden offers a variety of different landscapes in one setting, with a large

central lawn perfect for recreation, patio areas ideal for entertaining, and a covered outdoor seating/BBQ area with a built-in brick fireplace providing a cosy spot for year-round gatherings. Further spots for an above ground pool and vegetable plots have been catered for, whilst a block built outhouse further storage or conversion opportunities, subject to any relevant consent.

SERVICES:

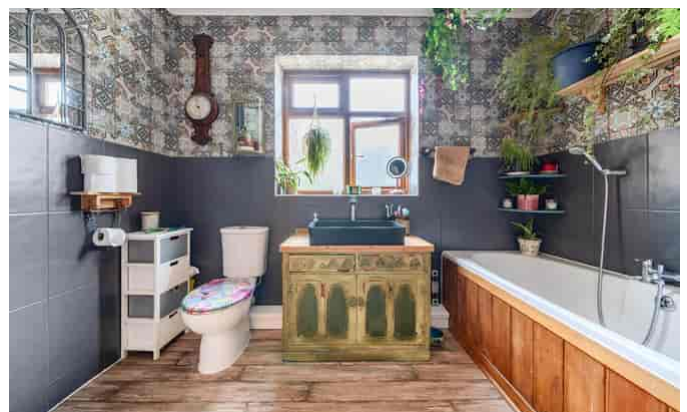
Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded F for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is available with three major providers, whilst Superfast broadband is available in the area. Photovoltaic solar panels are installed and benefit from the remainder of the contracted FIT (£1631.17 for the 2024-2025 financial year).

LOCATION:

The popular village of Othery is well-positioned for convenient access to a number of important transport links, shopping facilities, education and leisure amenities. Areas of outstanding natural beauty and wildlife conservation (Burrow Mump and RSPB Greylake) are within just a few minutes drive in either direction, providing scenic walks. The village offers a primary school twinned with nearby Middlezoy, village hall and parish church, whilst the renowned Millfield School and Clarks Village can be found 8 miles away in Street. The M5 motorway is approximately 20 minutes away (J23 or 24) and railway stations can be found at Taunton and Bridgwater. Bristol airport is less than an hour's drive away.

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.





High Street, Othery, Bridgwater, TA7

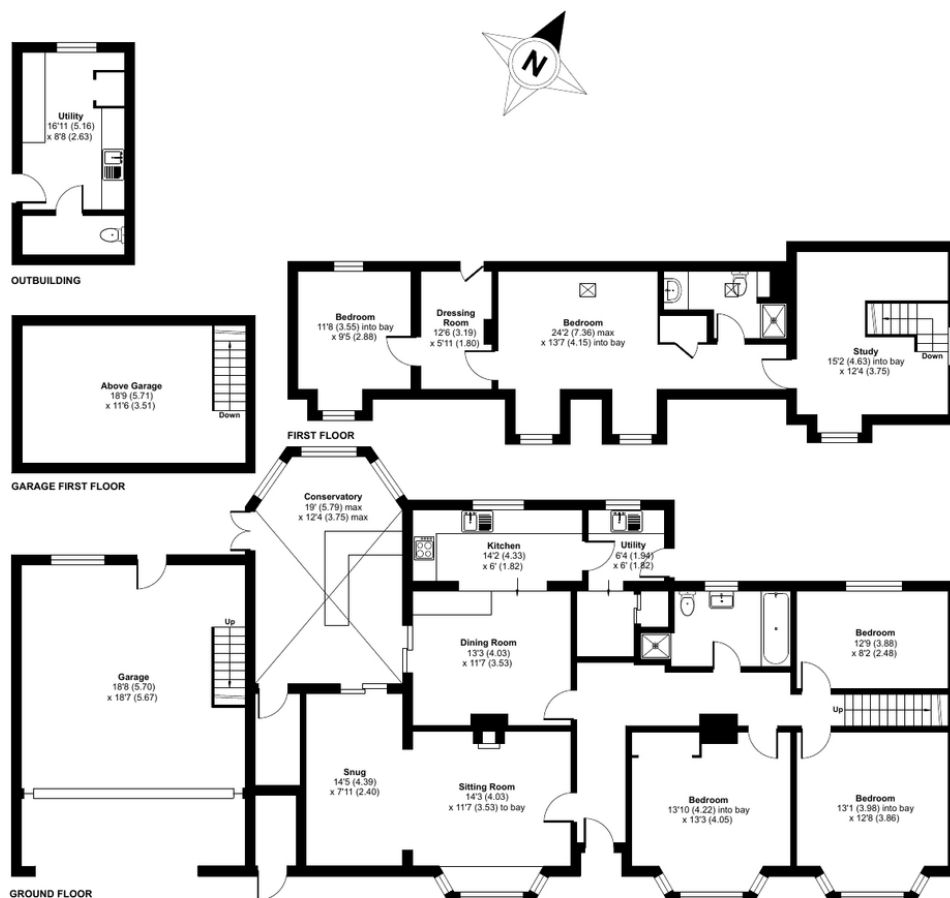
Approximate Area = 2237 sq ft / 207.8 sq m

Garage = 565 sq ft / 52.4 sq m

Outbuilding = 146 sq ft / 13.5 sq m

Total = 2948 sq ft / 273.7 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). © nichcom 2025. Produced for Cooper and Tanner. REF: 1358901

STREET OFFICE

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