

# Oxenpill

Meare, BA6 9TQ

COOPER  
AND  
TANNER



**£475,000 Freehold**

Brought to market with no onward chain, this well-proportioned home benefits from a self-contained studio apartment, a large workshop, garden and off-road parking. The property offers potential for versatile accommodation in a village setting, with views over open countryside.

# Oxenpill Meare BA6 9TQ

 4  2  3 EPC E

## £475,000 Freehold

### ACCOMMODATION

The main accommodation is comprised of a kitchen/breakfast room, two reception rooms, a utility room and a cloakroom WC on the ground floor.

The open plan kitchen/breakfast room benefits from a range of wall and base units, with an integrated oven and hob, in addition to an oil-fired Rayburn. Accessed from the kitchen/breakfast room is a reception room perfectly suited for use as a dining room or snug, with an external door leading to a timber decked section of the garden featuring a brick built pizza oven. A further doorway leads to an inner hallway, with access to under stair storage, the sitting room and utility room. The utility room benefits from a cloakroom WC and external access to a brick paved courtyard and the large, triple aspect sitting room features a wood burning stove and French doors opening to the garden.

Stairs lead from the inner hallway to four bedrooms and a family bathroom on the first floor, accessed via a spacious landing and hallway.

Three of the rooms are double bedrooms, two of which benefit from contemporary en-suite shower rooms. The largest of the rooms is also fitted with built in wardrobes and features a door leading to a first floor balcony enjoying far reaching views over open countryside.

### STUDIO APARTMENT AND WORKSHOP

Accessed via an external staircase, the spacious and well-presented first floor studio provides open plan accommodation with an en-suite shower room and a picture window optimising the far-reaching countryside views.

Double doors provide access from the driveway to the ground floor workshop. This vast and versatile space offers plenty of potential,

benefits from light, power and water.

### OUTSIDE

Situated centrally within the plot the property is approached by a gravelled driveway leading to the workshop/studio and house and provides ample off-road parking. There is gated access on both sides of the property, giving pedestrian access to the garden. Primarily laid to lawn with several mature trees and shrubs, the garden features a patio, a South facing deck with a pizza oven, and access to a number of outbuildings, to include what has the potential to be a fantastic summerhouse. A spiral staircase leads from the patio to the first-floor balcony, offering elevated Southerly views over countryside towards the Ham Wall Nature Reserve.

### SERVICES

Mains electric, water and sewage. An oil fired Rayburn provides heating and hot water. Solar panels.

### COUNCIL TAX BAND

E

### TENURE

Freehold

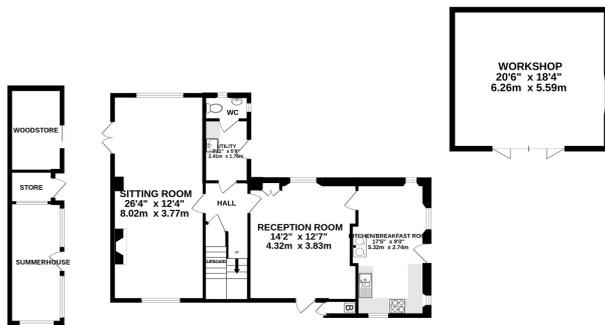
### MATERIAL INFORMATION REPORT

Please click on the Virtual Tour link to open the Material Information Report for this property.

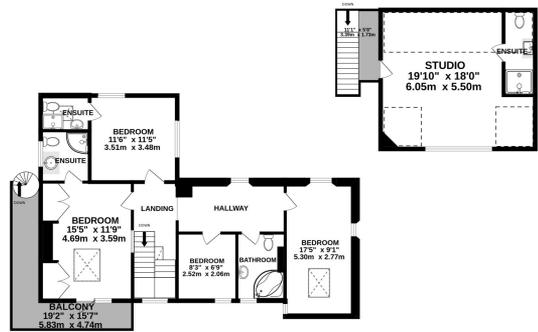




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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