

# Rye Lane

Othery, TA7 0PT

COOPER  
AND  
TANNER



## Asking Price Of £500,000 Freehold

A very well presented detached family home of comfortable proportions, tucked away towards the edge of this conveniently placed village for access to major transport networks and towns such as Taunton, Bridgwater and Street. Our vendors' addition of a garden office has also created further flexibility to the accommodation. Offered with no onward chain.

# Rye Lane Othery TA7 0PT

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## Asking Price Of £500,000 Freehold

### ACCOMMODATION:

The property is approached principally from the front elevation where the main entrance is sheltered by a storm porch, although rear access can be gained via the driveway with a gate opening into the back garden. A composite obscure double glazed front door opens into a light, airy and welcoming reception hall with stairs rising to the first floor and storage cupboard beneath. Doors open to ground floor accommodation including a partially tiled cloakroom with modern white suite including flush WC, wash basin upon vanity unit with cascade mixer tap and heated towel rail. The naturally bright dual aspect living room has generous proportions and immaculate décor as well as a front facing bow window and rear facing sliding patio doors, both with fitted blinds. The focal point is an attractive stone fireplace with wood burning stove installed. The kitchen/family room is a wonderful feature of the property and a superb space in which to dine and entertain, featuring attractive tiled flooring throughout, defined spaces for table and chairs and sofas. The kitchen itself comprises a comprehensive range of quality modern wall and base units with roll edge work surfaces and matching up-stands, counter top lighting and kick board LED's. The substantial breakfast bar provides an obvious place to gather and socialise. Integrated appliances include two electric fan ovens with induction hob and cooker hood over, dishwasher and fridge. The utility room completes the ground floor with a further comprehensive range of matching wall and base units, work surfaces and up-stands over, stainless steel drainer sink with mixer tap and space and plumbing is available for a washing machine and tall fridge freezer. The central heating boiler is discreetly housed here.

To the first floor the spacious gallery style landing features loft access, airing cupboard with fitted shelving and doors off to four excellent size bedrooms and the family bathroom. The stunning, mostly tiled bathroom enjoys plenty of natural light as well as low energy spotlights, heated towel rail and an illuminated mirror cabinet. The modern white suite comprises flush WC, wash basin upon storage unit, bath with mixer tap and separate corner shower cubicle with electric shower over. There are four comfortable double bedrooms, three benefiting from fitted wardrobes, with the two bedrooms at the rear enjoying a pleasant aspect over the garden towards the neighbouring orchard. The particularly spacious master bedroom features its own stylish en-suite shower room which again is mostly tiled and features a similar modern white suite, heated towel rail, illuminated mirror cabinet and walk-in shower cubicle with digital controls.

### OUTSIDE:

The property is accessed from the driveway opening from the left front corner of the plot and extending past the side elevation where there is off-road parking comfortably for four/five vehicles. Here there is also access to the detached double garage and a gate into the rear garden. The garage features twin remote alarmed

roller doors from the driveway and double glazed windows and a pedestrian door at the side. There is potential for storage space in the roof void and power and lighting are available for use as a workshop as required. External power points are available here. The front aspect consists of lawned and stone chipped areas bordered by attractive and well-maintained flower beds stocked with colourful flowering plants. Some shaded privacy is afforded by the fruit trees at the front corner and a gate is also available at the other side elevation opening to the rear garden.

The rear garden is another wonderful selling feature of the property being particularly private and enjoying a westerly aspect with various areas enjoying sunshine at different parts of the day. Although family friendly and relatively low-maintenance there are certainly aspects to please any keen gardeners. The rear elevation is laid partially to patio providing a great entertaining space and partially to lawn, extending around the side of the property. Here there is access to an external water supply. Bin storage and the oil tank are discreetly located behind the garage. The lawned area of the garden is bordered by well-stocked and attractive flower beds. Our clients have added a contemporary garden room during their ownership, connected to power and light and now providing a fabulous work from home or hobby space, nestled into the garden at the side of the house.

### 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 hours' drive away.

### 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 external mobile coverage is Good with three major providers, whilst Ultrafast broadband is available in the area.

### 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.







## Rye Lane, Othery, Bridgwater, TA7

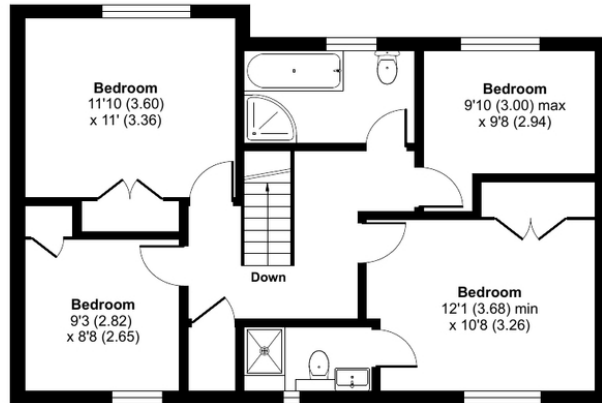
Approximate Area = 1487 sq ft / 138.1 sq m

Garage = 280 sq ft / 26 sq m

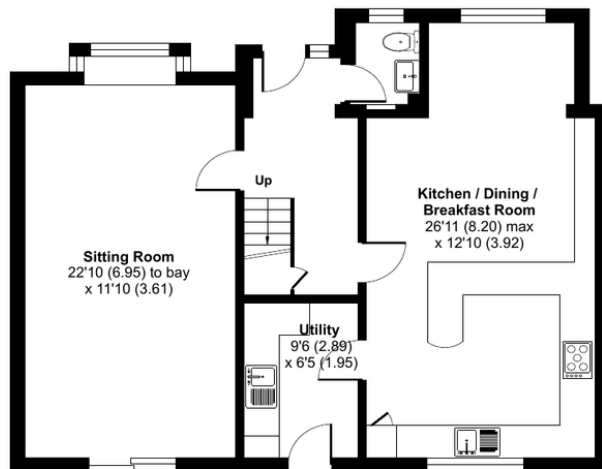
Outbuilding = 73 sq ft / 6.7 sq m

Total = 1840 sq ft / 170.8 sq m

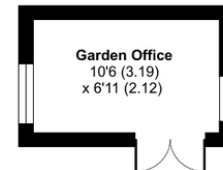
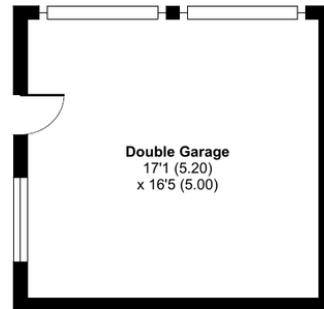
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING

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: 1319030

### STREET OFFICE

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