

# Manor Road

Chedzoy, TA7 8QZ

COOPER  
AND  
TANNER



## Asking Price Of £635,000 Freehold

This fabulous family home combines the charm of village life and style, with modern conveniences and genuinely spacious, versatile accommodation. Set on the edge of this pretty village and located conveniently for access to major road and rail networks, yet backing onto fields providing an open outlook.

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### ACCOMMODATION:

Entered primarily via the attractive front entrance, which is sheltered by a beautifully crafted oak framed storm porch before leading into the hallway at the heart of the house. The ground floor is served by a convenient cloakroom with WC and wash basin, and doors open on opposite sides of the hall, to the substantial living accommodation. This includes: a large principal sitting room with a log burning stove at its focal point, offering space to seat larger families yet providing a cosy feel during winter months; a versatile snug/playroom linked via an opening to the sitting room, allowing use as an open plan reception space if preferred; a formal dining room/entertaining space with an impressive vaulted ceiling and exposed beams, connected by glazed internal doors to the kitchen/breakfast room and again allowing accommodation to flow or be separated to suit your needs. The well appointed kitchen offers plenty of space for informal dining, as well as a comprehensive range of fitted country style wall and base level cabinetry, solid wooden worktops and a Belfast style sink. Integral appliances include a dishwasher and Range style cooker with LPG hob. A separate utility room provides further fitted storage cabinetry, a drainer sink and space for laundry appliances.

Moving to the first floor you'll reach a large and naturally bright landing area with dual aspect windows to front and rear, as well as an airing cupboard. Doors open to four excellent size double bedrooms on this level, with the three benefiting from rear facing windows all enjoying rural views. The 'guest' bedroom features a well appointed ensuite shower room, whilst the truly impressive principal suite boasts exceptional space, a wide range of fitted wardrobes and its own stylish ensuite shower room. The remaining bedrooms are served by a generously proportioned family bathroom featuring a freestanding oval bath and wash basin with integral WC upon a large vanity unit. Stairs rise to a small second floor landing, before doors open to two further spacious rooms with vaulted ceilings (partial restricted head height), providing this wonderful family home with the flexibility to add a fifth and sixth bedroom, or office space and additional living accommodation as necessary.

### OUTSIDE:

Set within a sizeable plot of approaching a quarter of an acre, superbly

tended gardens wrap around three sides of this property offering predominantly level lawns to front and rear, which provide an abundance of recreation space for families and pets. Mature trees line the front boundary and offer privacy as well as some welcome shade during the warmer months and a paved pathway stretches from the front driveway, sweeping across the frontage toward a two secluded patios at the opposite side. These afford anyone seeking outdoor entertaining space, the perfect alfresco dining spot in complete privacy. A small vegetable plot with greenhouse in situ, also caters to those more 'green-fingered' buyers. The open aspect and level terrain to the rear, enhances the feeling of space and off road parking is provided for at least three cars and a caravan/motorhome upon the generous block paved driveway. A double garage provides additional secure storage space, or a workshop as required.

### SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed, and underfloor heating is throughout the ground floor and bathrooms. The property is currently banded F for council tax, within Somerset Council. Ofcom's service checker states that Good external mobile coverage is likely with four providers, whilst Ultrafast broadband is available in the area.

### LOCATION:

Chedzoy is a quaint village steeped in character and charm, with a village hall and church both promoting an active community, whilst lying just 3 miles East of Bridgwater which offers a wide range of services including retail, leisure and educational facilities. The position is also convenient for access to the M5 motorway via junction 23 and mainline rail links available via Bridgwater or Taunton train stations. Bristol Airport is only an average 45 min 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.







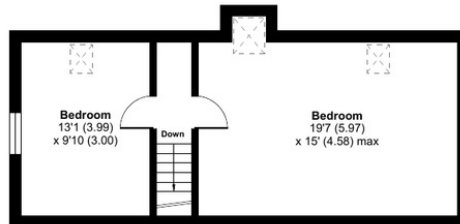
## Manor Road, Chedzoy, Bridgwater, TA7

Approximate Area = 2442 sq ft / 226.8 sq m

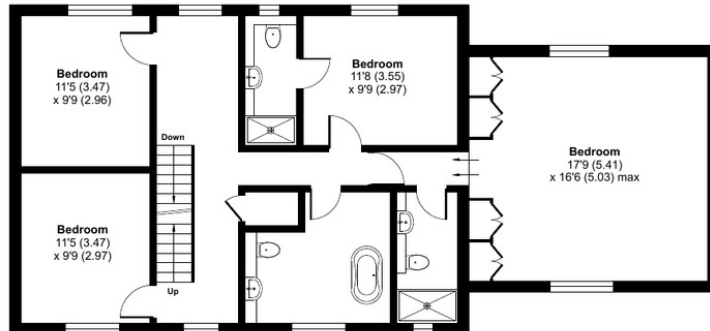
Garage = 297 sq ft / 27.5 sq m

Total = 2739 sq ft / 254.3 sq m

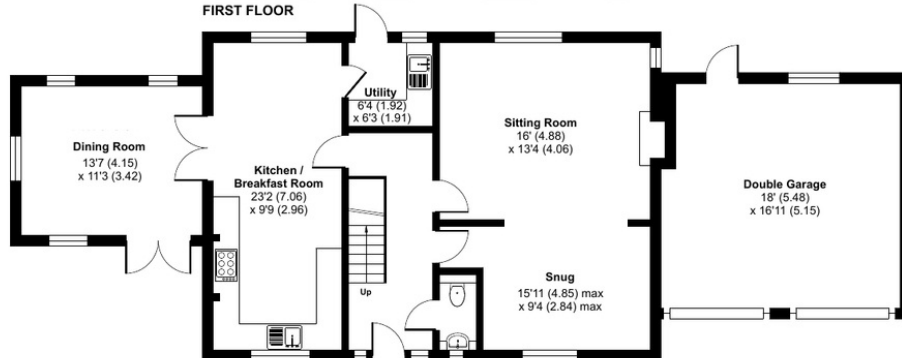
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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: 1319029

### STREET OFFICE

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