



Manor Road, Catcott, TA7 9HD

Asking Price Of £985,000 Freehold

COOPER
AND
TANNER



Manor Road

Catcott TA7 9HD

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KEY FEATURES

Nestled within the sought-after village of Catcott on the picturesque Polden Hills, this most impressive property offers an idyllic retreat for those seeking spacious and comfortable living. Boasting a fusion of contemporary design and rural charm, this large, detached home presents the perfect blend of functionality and elegance, set within beautifully landscaped gardens totalling just under half an acre. The substantial games room also undoubtedly provides potential to create a self-contained annexe or guest studio as required, affording the possibility of multi-generational living or an 'Airbnb' income. While linked with the main house, this can be reached by a separate entrance and boot room, which also leads to the well-appointed utility room.

The main accommodation is entered via a substantial reception hall, offering useful facilities such as a cloakroom with WC and wash basin and a generous store/coat cupboard. From this area doors lead to an office with a range of quality fitted furniture, providing the ideal work from home or study space. Unwind in the cozy ambiance of the spacious lounge, enhanced by the warmth and comfort of a traditional log burning stove. Ideal for chilly evenings or intimate gatherings. The heart of the home is the vast open plan kitchen/dining/family room designed for modern living and entertaining. With ample room for culinary adventures, family gatherings, and relaxed evenings, this area offers

versatility and style, with a wide array of fitted cabinetry and integral appliances. Natural light floods this room through the various windows and skylights and two sets of double doors open to the large terrace at the rear.

On the first floor you'll find four double bedrooms of superb proportions, each with a range of fitted wardrobes and those at the rear enjoying far reaching views across the Somerset Levels. The particularly spacious primary suite enjoys access to its own stylish ensuite shower room, while the other rooms are served by the large family bathroom.









OUTSIDE

Outside a grand entrance welcomes you at the front elevation, with a pillared gateway opening to the sweeping driveway winding through beautifully landscaped grounds, enhancing the property's curb appeal and setting a tranquil atmosphere. Ample off-road parking will cater for busy family life and guests, whilst the fantastic tandem garage provides secure storage and workshop space aplenty. The generous rear garden is befitting of a home of this calibre, providing an expanse of well-maintained lawn for activities, bordered by vibrant landscaped borders, raised planters, a large greenhouse and several patios to soak up sunshine at varying times of day. The wonderful garden room enhances the outdoor living experience, offering a versatile space for various activities, from al fresco dining to hobbies and relaxation.

LOCATION

The village of Catcott is situated in the Polden Hills between Street and Bridgwater and has a local bus service, primary school, pub serving food, a church and a playing field. Close by in neighbouring Edington you will find a large convenience store with

post office, village hall and health centre. Areas of outstanding natural beauty and wildlife conservation can be found within a few miles and provide stunning walks. The village is approximately 7 miles from both Street and Bridgwater, where you will find a comprehensive range of additional facilities. Secondary schooling is available at Crispin School in Street and Strode College. Renowned Millfield School is also found here. M5 access is at Junction 23 and Taunton, Bath, Bristol and Exeter are all commuting distance.

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 (barring adverse weather).



Local Information Catcott

Local Council: Somerset Council. **Council Tax Band:** G

Heating: Oil-fired. **Services:** Mains electric, water and drainage. The Ofcom checker states that mobile coverage is available locally with two providers, and that Superfast broadband is available in the area.

Tenure: Freehold



Motorway Links

- M5 (J23)



Train Links

- Bridgwater
- Taunton



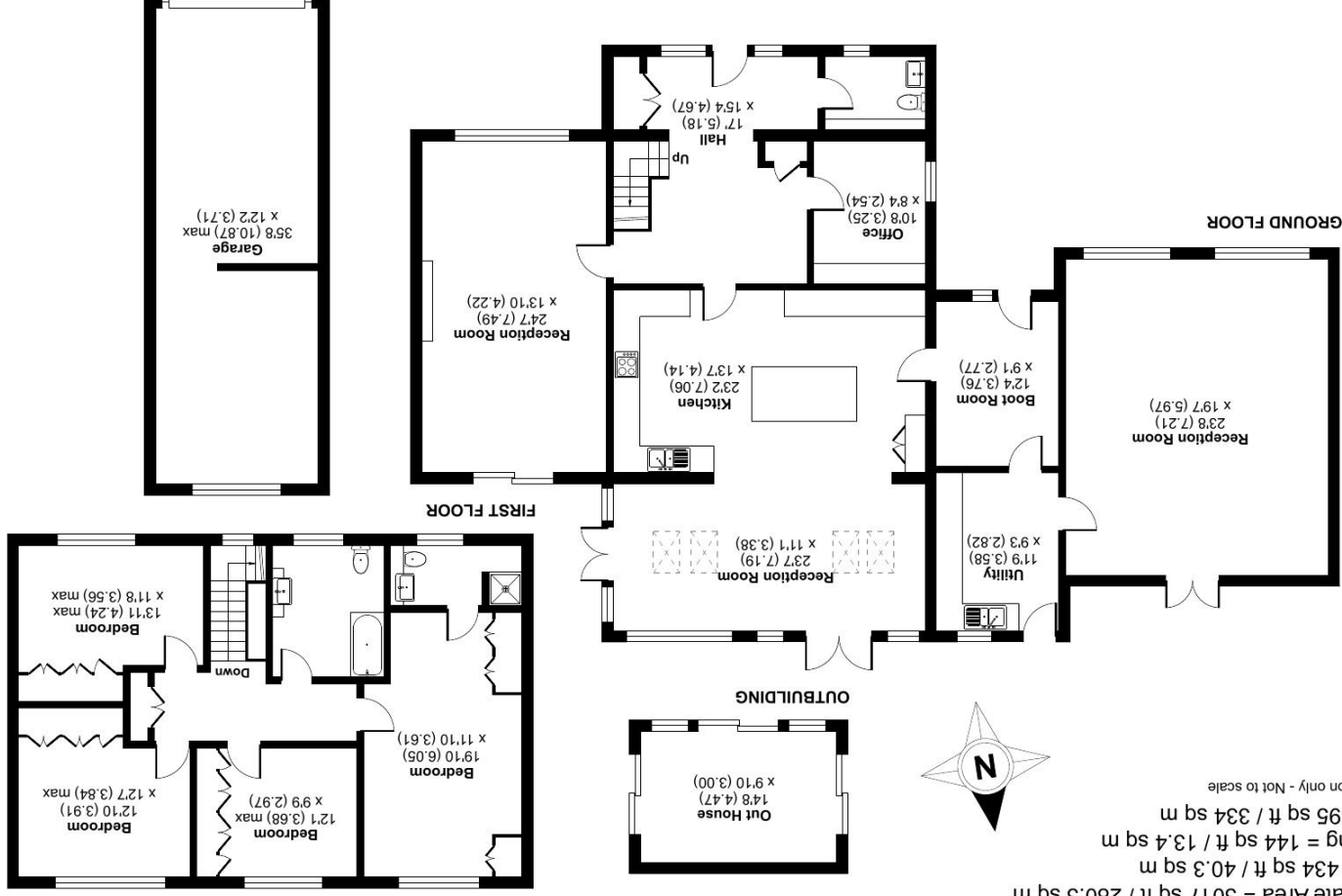
Nearest Schools

- Catcott Primary School
- Crispin Secondary School

Manor Road, T17

Approximate Area = 3017 sq ft / 280.3 sq m
 Garage = 434 sq ft / 40.3 sq m
 Outbuilding = 144 sq ft / 13.4 sq m
 Total = 3595 sq ft / 334 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © michecom 2024. Produced for Cooper and Tanner. RCF: 1108569

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