

High Street

Ashcott, TA7 9PL

COOPER
AND
TANNER



Asking Price Of £389,950 Freehold

An immaculately presented detached house set on the edge of this popular Polden Hills village, effortlessly blending a traditional character style with tasteful modern living arrangements and fixtures, all complemented by a double garage, driveway and secluded south facing garden.

High Street Ashcott TA7 9PL

 4  2  2 EPC C

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ACCOMMODATION:

Upon entering the property, you are immediately welcomed by a generous and elegantly proportioned entrance hallway, setting the tone for the rest of this impressive home. From here, access is provided to the principal reception spaces, the kitchen, and a conveniently located ground floor WC with wash basin. To the left, the main living room is beautifully appointed and flooded with natural light, courtesy of its dual-aspect design. This inviting space effortlessly combines style and comfort, featuring a charming multi-fuel stove for cosy evenings, while double doors open directly onto the garden, perfect for seamless indoor-outdoor living during the warmer months. Positioned on the opposite side of the home, the dining area flows effortlessly into the kitchen, creating an ideal setting for both family life and entertaining. The kitchen is thoughtfully designed and well-equipped, offering an extensive range of fitted cabinetry both above and below the worktops, a one and a half bowl drainer sink and integrated electric oven, gas hob and cooker hood. A separate utility room provides additional functionality, with space for white goods and direct access to the garden.

Ascending to the first floor, the property continues to impress with four well proportioned bedrooms. The principal suite benefits from a private en-suite shower room, while the remaining bedrooms are served by a naturally bright and well-appointed family bathroom, complete with a separate bath and shower enclosure, low-level WC, and pedestal wash basin.

OUTSIDE:

Externally, the property enjoys a beautifully maintained and enclosed south-east facing garden, predominantly laid to lawn and complemented by patio areas ideal for al fresco dining and entertaining. This secluded space provides not only good privacy but a sheltered spot to be enjoyed through most of the year. Further enhancing the practicality of this fabulous home, is a detached double garage offering ample secure storage or hobby space and a double width driveway in front, providing off-road parking.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with three major providers, whilst Superfast broadband is available in the area. A further range of material information can be found within the link in our online listings (photo reel), or upon request from our office.

LOCATION:

The popular village of Ashcott has a range of facilities including a pub, highly rated primary and pre-school, recreation grounds, and good transport communications commutable to hubs such as the new Gravity Park and Hinkley Point C. Nature reserves, areas of outstanding natural beauty and fabulous countryside walks are all within a few miles. The nearby town of Street offers good sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Village Shopping Outlet. Street also provides good schooling at all levels, including the renowned Millfield Senior School, Crispin School, and Strode College. The Cathedral City of Wells is approx. nine miles away and the nearest M5 motorway interchange at Puriton, is approximately 8 miles away. Bristol, Bath, Taunton and Exeter are each within one hour's drive. Castle Cary and Taunton provide direct rail access to London with links available in Bridgwater, Whilst Bristol Airport is within approximately 50 minutes' drive.

AGENT'S NOTE:

Our vendor advises that solar panels were installed on a 25 year lease agreement, which commenced in 2012. This contributes to significantly reduced electricity bills.

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.





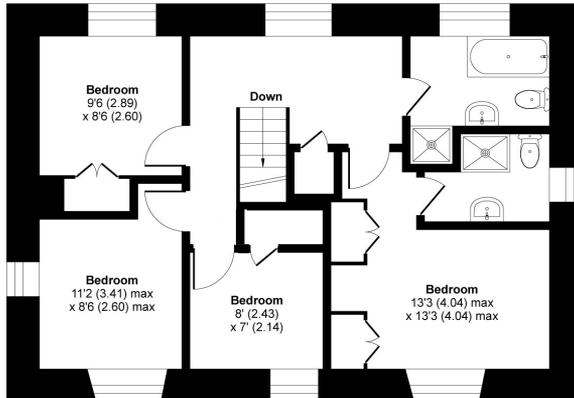
High Street, Ashcott, Bridgwater, TA7

Approximate Area = 1240 sq ft / 115.1 sq m

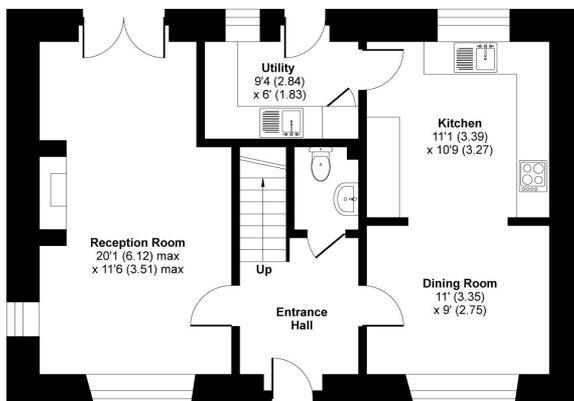
Outbuilding = 332 sq ft / 30.8 sq m

Total = 1572 sq ft / 145.9 sq m

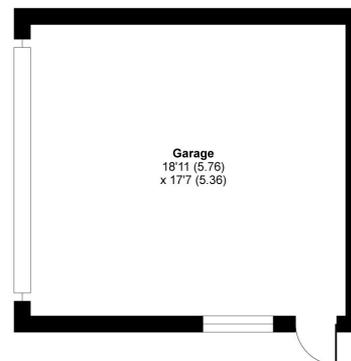
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1431970

STREET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

