

Hector Road

Catcott, TA7 9HL

COOPER
AND
TANNER



Offers over £500,000 Freehold

Set within the highly sought-after Polden Hills village of Catcott, this beautifully modernised and thoughtfully extended detached bungalow offers exceptional single-storey living, combining contemporary design with outstanding landscaped gardens and countryside surroundings.

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 3  2  2 EPC D

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ACCOMMODATION:

The impressive reception hall with its wood effect tiled floor, light and neutral decor, as well as oak internal doors and generous fitted storage cupboards, really sets the tone from the outset. At the heart of the property lies an impressive open-plan kitchen, dining and reception space, flooded with natural light from a roof lantern and wide double doors that open directly onto the garden and terrace. The kitchen is superbly appointed with sleek shaker style cabinetry, quality appliances (subject to negotiations) and expansive quartz work surfaces centred around a large island, creating a perfect space for entertaining and everyday living alike. The sociable dining and seating areas enjoy far-reaching views across the surrounding countryside, seamlessly blending indoor and outdoor living.

In addition, a separate and characterful lounge provides a more traditional and cosy retreat, complete with a feature fireplace including a log burning stove.

The bungalow offers three well-proportioned double bedrooms, all finished to a high standard and some enjoying countryside views. Style is matched equally with practicality, with a separate utility room providing useful storage and space for laundry appliances as well as two beautifully modernised bathrooms, including a contemporary family bathroom and additional shower room, both finished with quality tiling and fittings.

OUTSIDE:

Externally, the property truly excels. The extensively landscaped gardens have been carefully designed to create a series of attractive and usable spaces, including a large raised terrace with glass balustrades, ideal for outdoor entertaining, recently reseeded lawns, pergola seating areas and productive vegetable beds tucked away at the south facing side elevation. Raised borders with a vibrant array of flowers and shrubs, provides a wonderful backdrop, while the elevated position allows for stunning countryside views, affording a peaceful and private setting.

Further benefits include a detached garage, a substantial workshop, and useful outbuildings, making the property ideal for hobbies, storage or home

working. Gated side access enhances practicality while maintaining privacy.

SERVICES:

Mains electric and water are connected, private drainage is in place and oil-fired central heating is installed. The property is currently banded D 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 picturesque village of Catcott is situated in the Polden Hills between Street and Bridgwater and has facilities such as a local bus service, primary school, pub, church and a playing field. Neighbouring Edington also provides a health centre, village hall and large convenience store/post office. A wonderful variety of scenic walks can be found around these villages, as well as a number of nature reserves within 3-5 miles. Catcott is approximately 7 miles from both Street and Bridgwater, where you will find a comprehensive range of amenities. Secondary schooling is at Crispin School in Street and Strode College. Renowned Millfield School is also found here. M5 access is at junction 23 some 6 miles distant and Taunton, Bath, Bristol and Exeter are all typically with an hour's commute.

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.





Hector Road, Catcott, Bridgwater, TA7

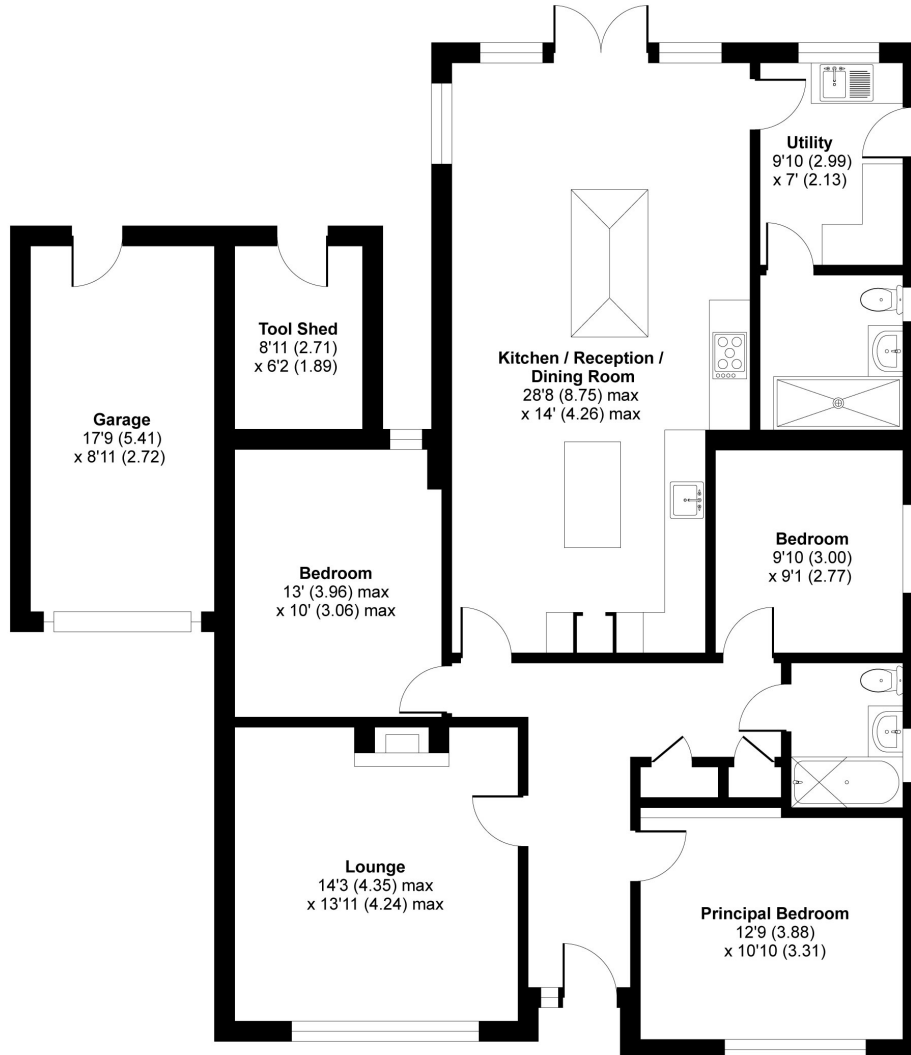
Approximate Area = 1312 sq ft / 121.8 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 1525 sq ft / 141.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026. Produced for Cooper and Tanner. REF: 1436139

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