



Guide Price  
£595,000  
Freehold

Edingworth Road, Edingworth, Somerset BS24 0JB  
4 Bedroom Detached House



This impressive four-bedroom detached residence occupies a prime position within just under half an acre of mature, landscaped grounds, offering privacy, space, and flexibility for a variety of lifestyles.

The property is beautifully presented, with the ground floor providing a superb balance between formal and informal living. From the welcoming entrance hall, you'll find a private study, a generous dual-aspect living room filled with natural light, a formal dining room with feature fireplace, and a bright conservatory that opens onto the gardens – perfect for relaxed family gatherings. The kitchen/breakfast room blends traditional country charm with modern convenience, featuring shaker-style cabinetry, integrated appliances, and an electric Aga. A practical utility room, cloakroom and direct access to the walled kitchen garden complete the ground floor.

The first floor hosts three well-proportioned bedrooms, all with delightful views over the surrounding gardens. The principal suite boasts a luxurious en-suite bathroom with walk-in shower, Jacuzzi bath (complete with integrated TV and sound), WC, and vanity storage. The family bathroom serves the remaining bedrooms, while a versatile loft room on the second floor offers additional living, guest, or hobby space. Approached through a five-bar gated entrance, the sweeping shingle driveway leads to a detached double garage with electric roller door, lighting, and power.

The extensive grounds feature manicured lawns, a patio with ornamental pond and water feature, a walled vegetable garden, and brick-built storage. There is exciting potential for conversion of the garage or even the addition of a separate dwelling, subject to the necessary consents. Within the sought-after Kings of Wessex school catchment, this exceptional home offers space, elegance, and scope in equal measure – early viewing is strongly advised.

EPC Band: D - (01/08/2022)

Somerset Council Tax Band: E - £2,824.07 for 2025/26



- Half an acre landscaped gardens
- Double garage and ample parking
- Four bedrooms plus versatile loft
- Luxury en-suite with Jacuzzi bath
- Stylish kitchen with electric Aga
- Three reception rooms including conservatory
- Kings of Wessex catchment area
- Potential for further development STP
- Gated driveway with sweeping approach







**Ground Floor - Entrance Hall**

A welcoming introduction to the home, featuring coved ceiling, dado rail, timber-effect flooring, inset doormat, and radiator. The hallway flows naturally into the main reception areas and staircase to the first floor.

**Study/Home Office – 2.83m x 2.58m (9'3" x 8'6")**

Positioned at the front of the property, this dedicated work space benefits from a large window providing excellent natural light. Coved ceiling, radiator, and telephone point make it ideal for home working. This room could also serve as a snug or occasional guest bedroom.

**Dining Room – 3.87m x 3.33m (12'8" x 10'11")**

A formal yet inviting dining space with front aspect window, coved ceiling, recessed spot lighting, and feature chimney breast with display recess. Timber-effect flooring adds warmth, while an archway to the kitchen and a door to the lounge ensure a natural flow for entertaining.

**Lounge – 6.28m x 3.94m (20'7" x 12'11")**

A generously proportioned dual-aspect living room enjoying windows to the side and rear, filling the space with natural light. The focal point is a wall-mounted LPG gas fire set against a stylish backdrop. Two display alcoves and matching radiators frame the space, while glazed doors open into the conservatory.

**Conservatory – 4.44m x 3.47m (14'7" x 11'5")**

Enjoying views over the gardens, this versatile room offers additional space for relaxing or dining. UPVC double-glazed windows to two sides, double doors to the patio, and a double radiator make it usable year-round.

**Kitchen/Breakfast Room – 4.85m x 3.87m (15'11" x 12'8")**

A stylish and functional heart of the home, fitted with a range of cream shaker-style wall, base, and larder units with contrasting work surfaces. The central island provides extra preparation space and a breakfast bar. Integrated appliances include fridge/freezer, dishwasher, and wine cooler. The electric Aga with dual hot plates adds a quintessential country touch. Limestone-style tiled splashbacks, recessed spot lighting, and rear aspect windows complete the look. Door to understairs storage and utility room.

**Utility Room – 3.02m x 2.53m (9'11" x 8'4")**

Additional storage and workspace with base cupboards, drawers, plumbing for washing machine, space for tumble dryer, and external access to the garden.

**Cloakroom**

Low-level WC, wash basin, tiled splashbacks.

**First Floor - Landing**

Bright and spacious, with coved ceiling, spot lighting, radiator, and access to all principal bedrooms and family shower room.

**Bedroom One – 4.67m x 3.94m (15'4" x 12'11")**

A dual-aspect principal suite with open views over farmland. Extensive fitted wardrobes, drawers, and storage units.

**En-Suite Bathroom**

A luxurious private bathroom comprising Jacuzzi spa bath with integrated TV and dual speakers, vanity unit with basin, curved corner shower cubicle, WC, and heated towel rail. Fully tiled walls and floor.

**Bedroom Two – 3.87m x 3.33m (12'8" x 10'11")**

A spacious double bedroom with two front aspect windows and radiator.

**Bedroom Three – 4.04m x 3.33m (13'3" x 10'11")**

Dual-aspect room with built-in wardrobes, radiator, and ample space for furniture.

**Family Shower Room**

Fitted with a double shower cubicle, vanity unit with basin, WC, heated towel rail, and fully tiled finish.

**Second Floor**

**Loft Room – 5.31m x 4.02m (17'5" x 13'2") max**

A flexible space with sloping ceilings, rear aspect window, radiator, wash basin, and eaves storage. Suitable for use as a hobby room, playroom, or guest bedroom.

**Outside**

The property is approached via a five-bar gated entrance leading to a sweeping gravel driveway with parking for multiple vehicles.

**Double Garage – 6.38m x 5.41m (20'11" x 17'9")**

Electric roller door, power, lighting, two side windows, and ample height for larger vehicles. Potential for conversion (STP).

**Gardens**

The half-acre plot is a real showpiece, with manicured lawns, mature hedging for privacy, landscaped borders, a walled kitchen garden, raised vegetable beds, ornamental pond, greenhouse, and several seating areas. A brick-built garden store with power and light offers further practicality.

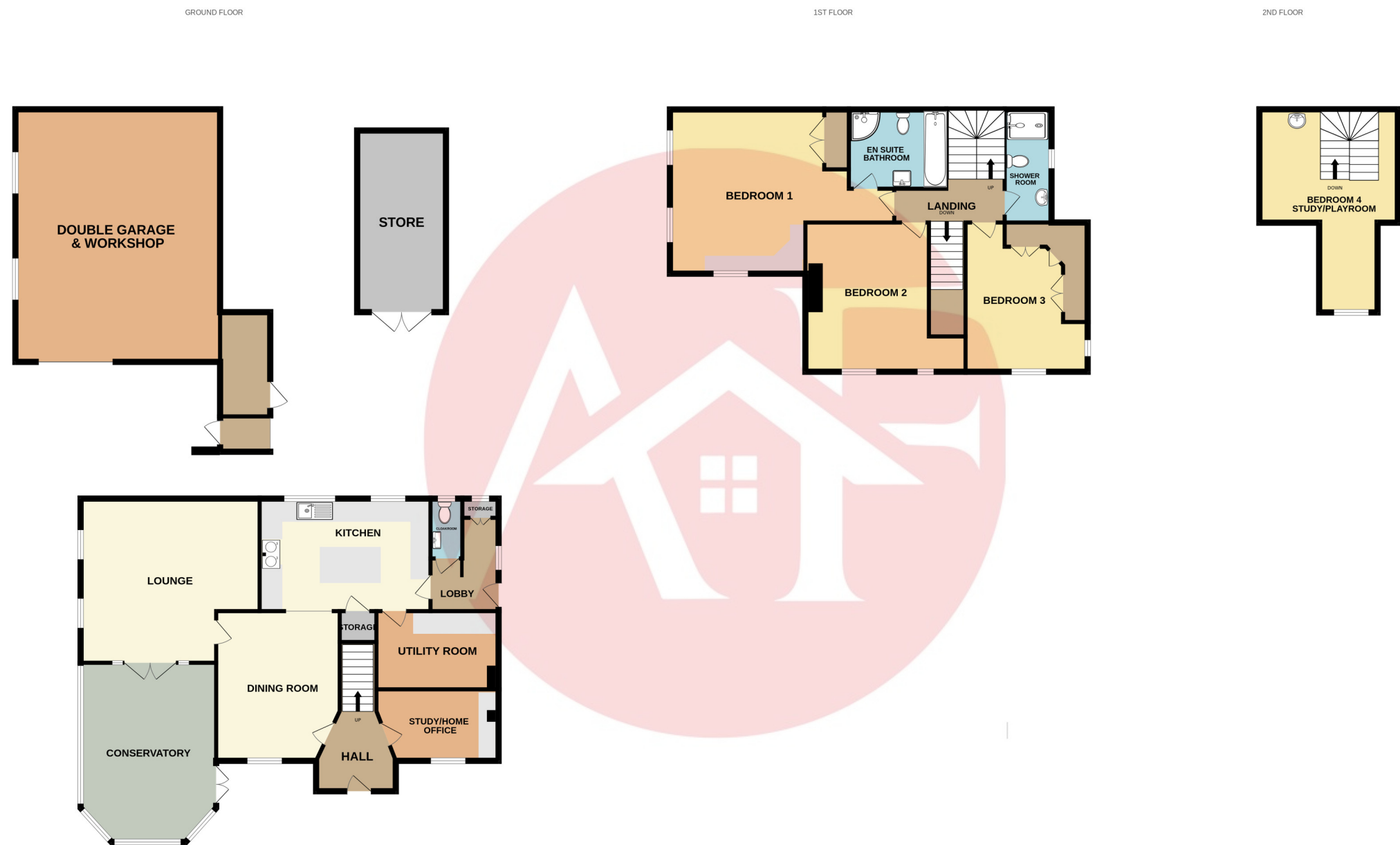












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information
Council Tax Band & Charge for Current Year
Band: E £2,177.88 for 2025/26
EPC Rating & Date Carried Out
D – 1/8/2022
Building Safety Issues
Non Reported
Mobile Signal
<a href="#">Ofcom Mobile Coverage Checker</a> Provides official indoor and outdoor coverage predictions across all major UK networks <a href="http://www.ofcom.org.uk">www.ofcom.org.uk</a>
<a href="#">nPerf Mobile Coverage Map</a> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="http://www.nperf.com">www.nperf.com</a>
<a href="#">Mast Data Mobile Mast Summary</a> Shows mast locations and coverage details for each mobile provider across the UK <a href="http://www.mastdata.com">www.mastdata.com</a>
Construction Type
Standard Construction
Existing Planning Permission
N/A
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

