

Ridgeway

Ashcott, TA7 9PP

COOPER
AND
TANNER



Asking Price Of £450,000 Freehold

A unique self-build property of generous proportions and excellent presentation, situated on a corner plot in this favoured Polden village. Offering versatile accommodation over two storeys including en-suite bedrooms to both ground and first floor levels. Offered with no onward chain.

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 3  2  2 EPC C

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ACCOMMODATION:

A large enclosed entrance porch with an internal door, opens to a generous reception hall featuring stairs rising to the first floor and doors off to the living spaces. The well-appointed cloakroom includes a flush WC and wash basin over vanity unit and also provides plenty of space and hanging for coats and shoes, including a fitted full-height cupboard. The spacious living room enjoys a light and airy dual aspect including rear facing sliding double glazed doors opening to the Sun Room. The stone fireplace with integral coal-effect gas fire creates a lovely focal point and there is ample room for a wide range of seating. The large open plan kitchen/ diner suits modern living with a generous yet sociable space for a dining table and a comprehensive updated kitchen comprising a matching range of wall and base units, contrasting composite work surfaces and including a central island, and undermounted one and a half bowl drainer sink with mixer tap. Integral appliances include an induction hob with cooker hood over, separate twin eye-level ovens, a fridge/freezer and a dishwasher. From here, doors open both to the utility room and ground floor bedroom. The utility room offers further fitted storage cupboards, work surfaces and a sink, as well as room for a washing machine and access to the central heating boiler. Completing the ground floor, a large bedroom includes a double width fitted wardrobe and access to its own en-suite with enclosed shower cubicle, WC, pedestal wash basin and bidet.

To the first floor you'll find another large double bedroom, also featuring fitted wardrobes and far-reaching views over the rooftops of the village towards surrounding countryside. This room also benefits from its own en-suite bathroom with white sanitary ware including flush WC, pedestal wash basin, bidet and bath with shower over. The third bedroom, currently used as an office, provides a comfortable sized single room with a fitted cupboard over the stairs and an access door leading into the remainder of the loft space. This area is boarded for useful and accessible storage and has a Velux window for natural light.

OUTSIDE:

The property is nestled nicely at the centre of its plot with double gates opening into an enclosed brick-paved driveway providing off-road parking for at least four vehicles, as well as access to the garage via an up and over door. A gated side path next to the garage leads directly into the rear of the plot whilst to the opposite side, the garden sweeps continuously around from the front, down the side elevation and into the rear. The remainder of the front garden is sheltered by a variety of colourful

and well-maintained shrubs and trees, creating privacy and as well as an attractive frontage. A lawn extends down the side of the property and across the rear elevation providing significant child and pet friendly areas, enclosed by attractive stone wall and bordered by landscaped flower beds and hedgerow. A patio adjoins the rear of the property, providing excellent barbecue and entertaining space soaking up the southerly aspect. To one corner a garden shed provides welcome storage or a potting area and there is a small vegetable garden. Here there is also pedestrian access to the back of the larger than average single garage.

SERVICES:

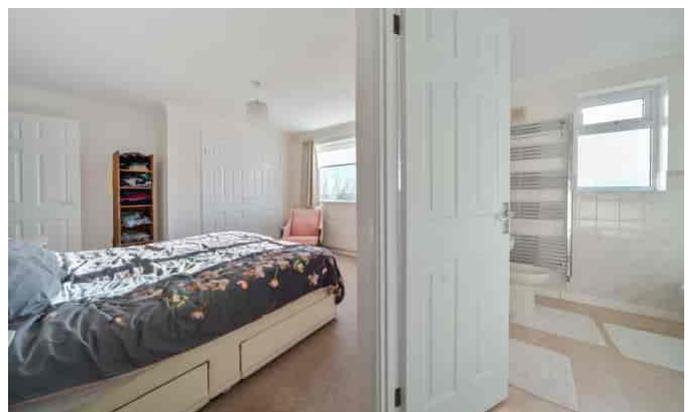
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is available with three major providers, whilst Superfast broadband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

LOCATION:

The popular village of Ashcott has 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 hours 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.

VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.





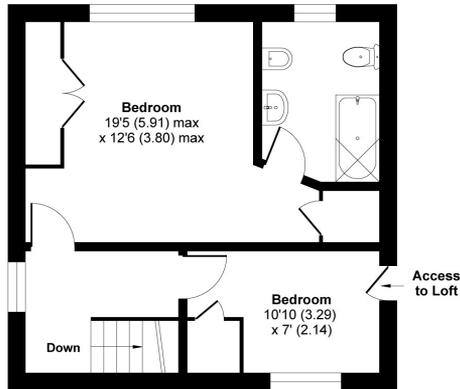
Ridgeway, Ashcott, TA7

Approximate Area = 1556 sq ft / 144.5 sq m

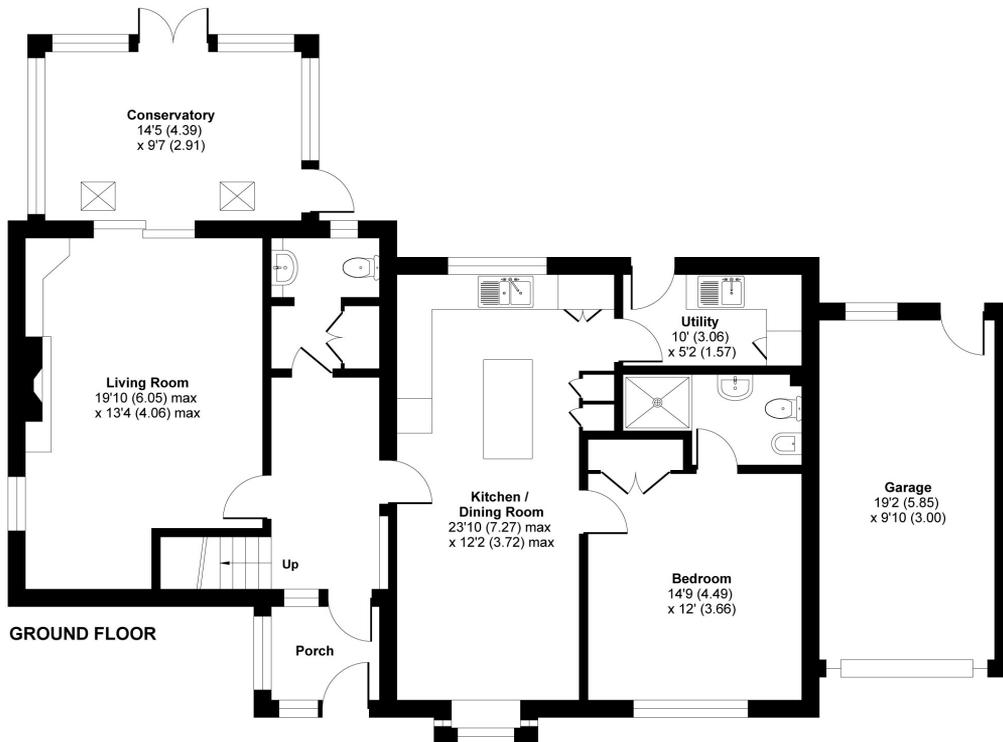
Garage = 189 sq ft / 17.5 sq m

Total = 1745 sq ft / 162 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). © n1che.com 2026. Produced for Cooper and Tanner. REF: 1406076

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