



GIBBINS RICHARDS 

Nonsuch Cottage, Spaxton Road, Bridgwater TA5 2PE

£475,000

GIBBINS RICHARDS   
Making home moves happen



A delightful semi-detached cottage which has undergone an extensive programme of refurbishment including a clever two storey extension and enjoys a most pleasant semi rural location overlooking fields. The accommodation in brief comprises; entrance porch, feature sitting room with wood burning stove, superb open plan kitchen/dining room with bi-folding doors to rear garden, downstairs wet room, three first floor bedrooms including a large master bedroom with en-suite shower room and separate bathroom. A generous size corner plot gardens as well as a double drive, double garage and workshop facility. INTERNAL VIEWING STRONGLY ADVISED.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

This attractive large stone cottage has been modernized with downstairs underfloor heating and various bespoke woodwork, including an oak staircase and handmade kitchen. The property is located on the edge of this popular Quantock village and boasts attractive rural views over open countryside. Within the village of Spaxton there is a primary school, church, inn, local post office and general stores. Whilst the picturesque Quantock Hills itself are within three miles distant. Bridgwater town centre is approximately four miles distant and provides a wealth of shopping facilities.

BEAUTIFULLY MODERNISED PERIOD COTTAGE  
EXTENDED ON TWO FLOORS  
LARGE MASTER BEDROOM WITH EN-SUITE  
SUPERB OPEN PLAN KITCHEN/DINING ROOM  
ATTRACTIVE CORNER PLOT GARDENS  
AMPLE OFF ROAD PARKING  
DOUBLE GARAGE / WORKSHOP  
OIL CENTRAL HEATING  
FARMLAND TO FRONT AND REAR  
EPC RATING C



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Entrance Porch

Leading to;

Sitting Room

22' 10" x 12' 8" (6.95m x 3.86m) Feature stone chimney breast incorporating a wood burning stove, flagstone flooring. Stairs to first floor.

Kitchen/Dining Room

26' 0" x 18' 10" (7.92m x 5.74m) A most spacious room incorporating a well-equipped kitchen with pantry cupboard, built in dishwasher unit, classic aga style twin oven with extractor hood, bespoke island unit, countryside views and bi-folding doors to the rear garden.

Wet Room

Walk in shower, WC and wash basin

First Floor Landing

Airing/linen cupboard

Bedroom 1

16' 5" x 13' 6" (5.00m x 4.11m) Dual aspect windows with part countryside views Double wardrobe unit.

En-Suite Shower Room

Shower enclosure, WC and vanity unit. Roof light.

Bedroom 2

11' 5" x 9' 5" (3.48m x 2.87m) with walk-in wardrobe area and lovely rural views.

Bedroom 3

11' 5" x 9' 0" (3.48m x 2.74m)

Bathroom

Panel bath, vanity wash basin, WC.

Outside

Walled garden to front with driveway leading to a DOUBLE GARAGE/WORKSHOP 19'5 x 15'2. Attractive corner plot gardens which backs directly onto farmland and contains pond/water feature, mature trees, shrubs and perennials, greenhouse, raised beds.



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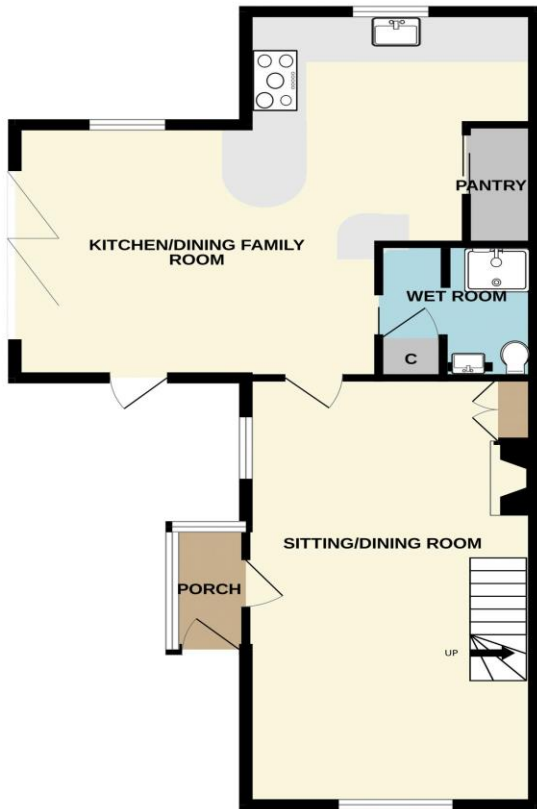
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GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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