



Abbots Anne, High Street, Spaxton, Nr. Bridgwater TA5 1BT  
Fixed £450,000

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A charming period cottage located in a sought after village nestled on the edge of the picturesque 'Quantock Hills'. Versatile accommodation includes; reception hall, three receptions, kitchen/breakfast room, cloakroom, utility, three first floor bedrooms and bathroom. Generous gardens which in part border fields. Outbuildings, double driveway, double garage, oil fired central heating. Owned solar panels.

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

An internal viewing is highly recommended to fully appreciate this wonderful character cottage which has been stylishly refurbished and extended over the years to now provide flexible living space which annexes potential. The property is set in generous size gardens which border farmland to rear and further benefits a range of outbuildings to include a most useful home office, storage facility, double garage and ample off road parking. Spaxton is a sought after village nestled on the edge of the picturesque 'Quantock Hills', which is an area of outstanding natural beauty. Local facilities are close to hand including a community store, primary school, pub and historic church. Bridgwater town centre is just over five miles distant and provides both railway and M5 motorway access.

DELIGHTFUL CHARACTER COTTAGE  
VERSATILE ACCOMMODATION  
FARMLAND TO REAR  
DOUBLE GARAGE / AMPLE OFF ROAD PARKING  
HOME OFFICE  
THREE RECEPTIONS  
THREE BEDROOMS  
OWNED SOLAR PANELS  
OIL CENTRAL HEATING





## Open Plan Split Level Reception Hall & Sitting Room

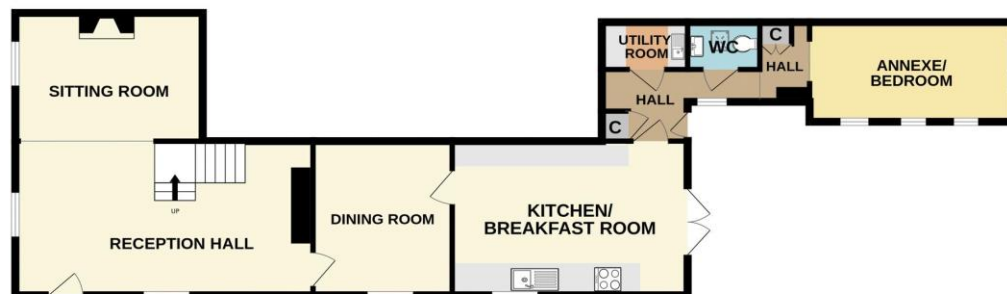
Sitting Area	13' 6" x 7' 8" (4.11m x 2.34m) containing a wood burning stove.
Reception Hall	20' 4" x 12' 2" (6.19m x 3.71m) Door to sitting room.
Dining Room	12' 0" x 10' 2" (3.65m x 3.10m) Door to;
Kitchen/Breakfast Room	17' 2" x 12' 2" (5.23m x 3.71m) Attractively fitted with an extensive range of floor units incorporating a built-in oven and induction hob, French doors to rear.
Inner Hallway	Door to utility room. Storage facility, opening to Annexe/Sitting Room.
Utility Room	7' 5" x 3' 5" (2.26m x 1.04m)
Cloakroom	WC and wash hand basin.
Annexe/Sitting Room/Bedroom	14' 10" x 8' 10" (4.52m x 2.69m) Apex beam ceiling. Bi-folding doors to rear garden.
First Floor Landing	
Bedroom 1	12' 10" x 9' 10" (3.91m x 2.99m) Dual aspect windows. Exposed ceiling beams. Recess wardrobe unit.
Bedroom 2	11' 8" x 7' 2" (3.55m x 2.18m) Fitted wardrobes.
Bedroom 3	9' 2" x 7' 6" (2.79m x 2.28m)
Bathroom	13' 2" x 7' 2" (4.01m x 2.18m) Free standing bath, wall mounted wash basin, low flush WC. Walk-in shower enclosure.

## Outside

Fully enclosed lawn front garden with screening hedgerow. Independent double driveway leading to a DOUBLE GARAGE - 18' 11" x 17' 6" (5.76m x 5.33m) with electronically operated roller doors, light, power and loft storage. Access to a former stable yard containing a stable block, converted into a wood store and storage facility. Large home office/timber studio - 12' 5" x 9' 0" (3.78m x 2.74m) with light and power. Access leads through to the rear garden itself which is a most attractive feature of the property with a formal lawn garden, patio, raised sun deck, raised planters. Further garden area incorporating a circular lawn. Summerhouse and gazebo. This area backs directly onto farmland with attractive outlook.



GROUND FLOOR  
897 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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