



GIBBINS RICHARDS

Southfields, 5 Cossington Lane, Woolavington, Somerset
TA7 8HL

GIBBINS RICHARDS 
Making home moves happen

A beautifully modernized extended detached contemporary style home enjoying edge of village position with attractive southerly rural views. The accommodation includes a welcoming reception hall, two large reception rooms, stunning kitchen/breakfast room with numerous built-in appliances, study/bedroom 4, downstairs shower room. Utility room. Three first floor bedrooms including en-suite shower room and additional bathroom. Attractive private gardens to front and rear (total plot approximately 0.3 of an acre), including outdoor eating/covered BBQ area. Ample off road parking and detached double garage.

Tenure: Freehold / Energy Rating: E / Council Tax Band: E

An internal viewing is strongly recommended to fully appreciate this beautifully presented and extended detached property which has undergone extensive programme of refurbishments in recent years as well as a ground floor extension creating a wonderful spacious quality kitchen and utility room.

Southfields is set well back from the road and enjoys a good degree of frontage providing ample off road parking and detached double garage. The property is sited in a level position with attractive rural views and lies on the edge of the picturesque 'Polden Hills'. The A39 is within easy reach which provides links to both Glastonbury and Street, whilst the M5 motorway at Junction 23 is within a five minute drive. Bridgwater town centre is under four miles distant.





**STUNNING DETACHED
 CONTEMPORARY HOME
 EDGE OF VILLAGE POSITION
 RURAL VIEWS
 EXTENDED LIVING SPACE
 SUPERB KITCHEN
 3/4 BEDROOMS
 2 LARGE RECEPTIONS
 PRIVATE GARDENS
 DETACHED DOUBLE GARAGE**

ACCOMMODATION

Reception Hall	Attractive 'Herringbone' flooring, cloaks/storage cupboard. Stairs to first floor.
Sitting Room	27' 2" x 12' 10" (8.27m x 3.91m) A most spacious room with double glazed bay window with shutters, feature 'Cylindrical Contura' wood burning stove and double glazed French doors to rear garden.
Dining Room	27' 2" x 12' 10" (8.27m x 3.91m) Double glazed bay window to front aspect with attractive views and window shutters.
Study/Bedroom 4	10' 10" x 8' 0" (3.30m x 2.44m)
Shower Room	9' 5" x 6' 5" (2.87m x 1.95m) Walk-in shower enclosure with rain head attachment, contemporary wash stand, WC. Airing cupboard.
Kitchen/Breakfast Room	24' 2" x 20' 0" (7.36m x 6.09m) Attractively fitted with an extensive range of floor and wall cupboard units. Integrated appliances to include an induction hob with extractor fan, under counter freezer and fridge units, dishwasher unit, twin ovens with warmer drawers, full height larder fridge. Central island unit and double glazed sliding patio doors to garden. Large pantry with concealed work surface and exceptional storage.
Utility Room	15' 2" x 5' 10" (4.62m x 1.78m) Plumbing for washing machine. Fitted floor and wall cupboard units. Access to rear garden.
First Floor Landing	
Bedroom 1	16' 2" x 11' 5" (4.92m x 3.48m) Double aspect windows with attractive views in part. Walk-in wardrobe.
En-Suite Shower Room	Shower enclosure, wash basin and WC.
Bedroom 2	20' 5" x 11' 5" (6.22m x 3.48m) Built-in double wardrobe and eaves storage cupboard. Vanity wash basin.
Bedroom 3	12' 6" x 9' 5" (3.81m x 2.87m) Built-in wardrobe and eaves storage cupboard. Wash basin.
Bathroom	7' 2" x 6' 5" (2.18m x 1.95m) Bath and screen with rain head drop shower. WC and wash basin.



OUTSIDE

To the front of the property wrought iron gates lead to an extensive driveway leading to a detached DOUBLE GARAGE. Beyond the garage is an enclosed gravel section containing an LPG tank and wood store.

The front gardens are extensively laid to lawn with mature maple trees and laurel hedging. Access to rear garden from both sides of the property. The rear garden offers a high degree of privacy with a large sun patio, built in fire pit, outdoor eating/covered BBQ area, corner lawns and a mature apple tree.

Double Garage 25' 5" x 16' 6" (7.74m x 5.03m)



GROUND FLOOR
2066 sq.ft. (192.0 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 2848 sq.ft. (264.6 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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 44488
 Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk