

Symonds  
& Sampson

# Milton House, 58

St. Michaels Gardens, South Petherton, Somerset

# Milton House,

St. Michaels Gardens  
South Petherton  
Somerset TA13 5BQ

A spacious and well-positioned house on the edge of the development, tucked away and offering a surprising amount of privacy yet still within walking distance of facilities in the pretty village centre.



- Attractive detached house on edge of development
- Walking distance of pretty village centre with facilities
  - Private sunny garden
  - Double garage and driveway parking
- Spacious, well-presented and practical accommodation
  - "Tucked away" position

Guide Price **£499,995**

Freehold

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## THE PROPERTY

Situated on the western edge of this modern development, the property enjoys convenient access to a nearby footpath that winds through adjoining cul-de-sacs and links to Lightgate Road, offering a handy shortcut towards the village centre while being set well away from busy traffic. Owned by the same vendors since new—who chose it for its distinctive position and plot—the home is generously sized for family living. Its practical double-fronted layout also makes it an excellent choice for those seeking a more manageable, low-maintenance property without compromising on space or privacy.

## ACCOMMODATION

The house enjoys a charming double-fronted, traditional layout, with reception rooms benefitting from dual-aspect windows and a bright conservatory that enhances the light and airy atmosphere. A central hallway, featuring a turning staircase to the first floor, provides a practical flow, complemented by a convenient downstairs cloakroom and attractive birch-effect flooring. The spacious sitting room is filled with natural light and includes a modern open fireplace for cosy winter evenings, with double doors opening into a triple-aspect conservatory overlooking the garden. Opposite, the formal dining room offers flexibility, doubling as a family room or playroom if desired, while the kitchen/breakfast room provides space for informal dining. The kitchen is fitted with stylish light birch units, incorporating an integrated dishwasher, freezer, double oven, and gas hob, with an archway leading to a well-planned utility area. This useful space accommodates a washing machine, tumble dryer, upright fridge freezer, and a second sink. Beyond lies a versatile room, ideal for hobbies, home working, or use as a dedicated study/office. Likewise, for those with a four legged friend, this could equally make a great boot room, with access from the rear garden and side gate.

Upstairs, the generous landing includes an airing cupboard with hot water cylinder and shelving. The accommodation comprises four bedrooms—three doubles and one single—together with a family bathroom. The master suite is particularly impressive, featuring a dedicated dressing area with extensive fitted wardrobes, space for additional furniture, and a spacious en suite shower room.





## OUTSIDE

The property is approached via a shared driveway from St Michaels Gardens and is tucked away at the end of a quiet no-through road. This opens onto a private resin-bound drive offering off-road parking and access to the double garage, complete with an electric roller shutter door and a side door leading directly to the garden. From the driveway, a side gate also provides convenient access to the rear garden, which enjoys a sunny aspect and is mainly laid to lawn. Fully enclosed by fencing and solid walls, it creates a safe and secure space for the whole family. The house benefits from an excellent degree of privacy for a modern home, backing onto neighbouring gardens. To the western side, a generous patio area provides ample space for outdoor dining and



entertaining, with handy access towards the kitchen via the rear door. There is also an outside tap and external power points for added convenience.

## SITUATION

The house is tucked away in a sought after cul de sac location just 500m from the village centre. The centre of South Petherton is a picture postcard village with excellent village amenities including favoured infant and junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant "Holm" and the local pub The Brewers Arms is also a very popular venue. The village has its own modern hospital that

carries out a range of NHS services and has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Pip's Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the outskirts of South Petherton also has a wonderful café / restaurant and other facilities. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

## DIRECTIONS

What3words/////organ.trifle.whimpered

## SERVICES

Mains electricity, gas, water and drainage are connected.



Ultrafast broadband is available in the area. There is mobile coverage in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Somerset Council Tax Band E

Whilst there is an application for the land east of St Michaels Gardens to be further developed, any such development would not have any material impact on this property as it is located on the western edge of St Michaels Gardens.



| Energy Efficiency Rating                   |   | Current                 | Target |
|--------------------------------------------|---|-------------------------|--------|
| For energy efficient - lower running costs |   |                         |        |
| 100-125                                    | A |                         |        |
| 81-100                                     | B |                         |        |
| 62-80                                      | C | 76                      | 85     |
| 43-61                                      | D |                         |        |
| 25-42                                      | E |                         |        |
| 10-24                                      | F |                         |        |
| 1-9                                        | G |                         |        |
| For energy efficient - higher rental value |   |                         |        |
| England & Wales                            |   | EU Directive 2002/91/EC |        |



## St. Michaels Gardens, South Petherton

Approximate Area = 1561 sq ft / 145 sq m

Garage = 332 sq ft / 30.8 sq m

Total = 1893 sq ft / 175.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Symonds & Sampson. REF: 1348276



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