



## Little Cridlands

High Street, Spaxton, Bridgwater, Somerset, TA5 1BT

James  
Gray

ESTATE AGENTS



An individual detached house offering extremely spacious and beautifully presented family sized accommodation, in large gardens of almost 0.25 acre and enjoying an attractive open outlook in this sought after Quantock hills village



### Key features

- Entrance hall and shower room
- Large living room with woodburning stove and lovely views
- Study/sitting room and conservatory
- Kitchen/dining room with French doors to rear garden
- Utility room
- Principal bedroom with en suite bathroom and dressing room
- 3 further double bedrooms (2 with en suite shower rooms). Family bathroom
- Large gardens backing onto open farmland. In all about 0.25 acres
- Driveway with parking and larger than average single garage
- Sought after Quantock hills village with good local amenities

### Services

Mains water, electricity and drainage. Oil-fired central heating

### EPC rating

Band D (59)

### Council tax

Band F





### The property

Dating from the 1960's this individual detached house has been re-modelled and enlarged in more recent years so that it now provides an extremely spacious family home. The rooms are light and airy and enjoy attractive outlooks over the garden or to the Quantock hills. There are 4 double bedrooms, 3 of which have en suite facilities, ideal for the growing family. The gardens back on to open farmland and in all the plot extends to almost 0.25 acre.

### The accommodation

An entrance porch gives access to a good sized reception hall with stairs to the first floor. The living room is of lovely proportions and includes a woodburning stove and extends to almost 25'. Two large windows flood this room with a good deal of light. Double doors open through to the kitchen/dining room, creating a great living and entertaining space. The kitchen is well fitted with an excellent range of units and French doors open to the rear garden, ideal for alfresco dining. Adjacent to the kitchen is a utility room. Also on the ground floor can be found a conservatory and a study/sitting room, which can also be utilised as a downstairs bedroom when used with the adjacent shower room



### First floor

The principal bedroom is of a good size and has a separate dressing room/nursery and also an en suite bathroom. There are 3 further double bedrooms (2 of





which have en suite shower rooms) and there is a further family bathroom.

### Outside

The property is set back from the village road, behind low walling and areas of lawn. A driveway provides ample parking and gives to the integral single garage. The rear garden is laid mainly to lawn and includes a paved terrace, greenhouse and raised vegetable beds.

### Situation

The property occupies an attractive setting within the village having an open outlook towards the Quantock hills. The village offers amenities to include a community run shop, church, pub, garage, popular school and village hall. Spaxton is also well situated for country pursuits with access to the wide network of footpaths and bridleways that the Quantock Hills have to offer. Bridgwater is approximately 3 miles distance and offers a good range of shopping and recreational facilities. Taunton the county town of Somerset is approximately 8 miles south and provides extensive retail and commercial facilities, excellent schools in both the state and public sectors as well as sport and leisure facilities which include Taunton Racecourse and Taunton County Cricket Club. Taunton benefits from a main line rail link to London Paddington and access to the M5 motorway network at junction 25 and 24 at Bridgwater. Boating and fishing activities can be enjoyed at Durleigh and Hawkridge reservoirs.









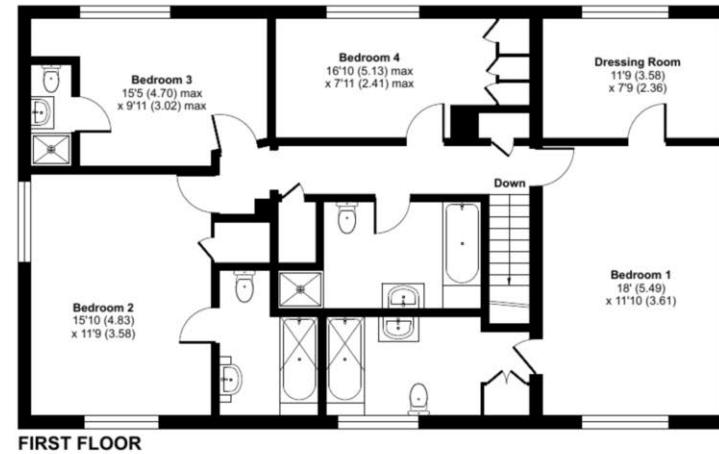
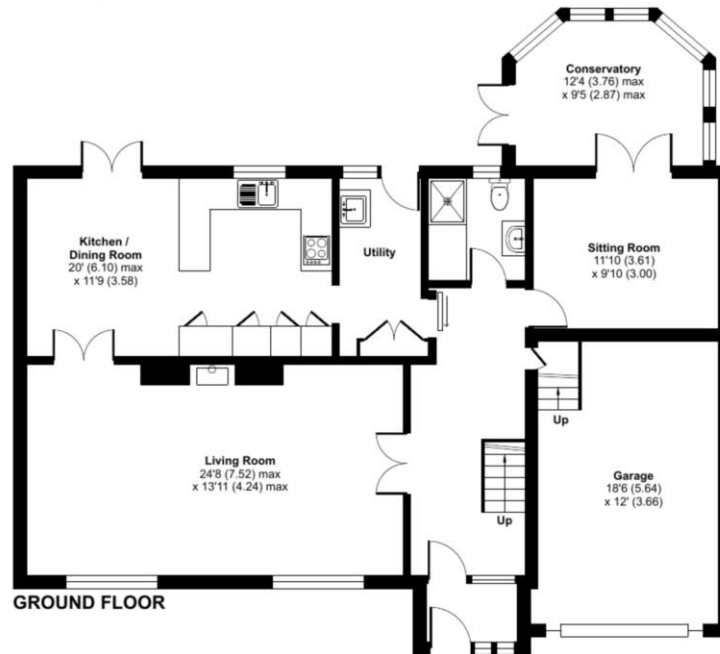
# Little Cridlands, High Street, Spaxton, Bridgwater, TA5

Approximate Area = 2299 sq ft / 213.5 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 2519 sq ft / 233.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for James Gray. REF: 1119749

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN  
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James  
Gray

ESTATE AGENTS