

Petherton Road  
North Newton  
Bridgwater  
TA7 0BD



**JOSEPH CASSON**  
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£525,000

- Substantial Detached Property
  - Four Double Bedrooms
  - Two Bathrooms
- Three Reception Rooms & Study
- Impressive Open-Plan Kitchen/Breakfast Room
  - Spacious Hallway & Landing
  - Enclosed Rear Garden
    - Driveway
- Countryside Setting
- EPC RATING:

NO ONWARD CHAIN. Located in the picturesque village of North Newton, this imposing double-fronted detached property boasts an impressive 2411 sq. feet (224m<sup>2</sup>) of living space. With easy access to local amenities and surrounded by tranquil countryside, this home truly offers the perfect blend of convenience and serenity.

## ACCOMMODATION

Step inside this stunning home and be greeted by a bright and welcoming entrance hall, complete with a grand staircase and beautiful floor tiles that set the tone for the rest of the house. The main lounge boasts a cozy wood-burning stove, while a separate sitting room offers a space for relaxation or play. The study, downstairs WC, dining room, and impressive country kitchen/breakfast room complete the ground floor layout, featuring hardwood worktops, an island, a Belfast sink, built-in appliances, and bi-folding doors.

Upstairs, you'll find a family bathroom and four double bedrooms, including a primary bedroom with an en-suite shower room. Outside, the property offers an enclosed rear garden, a driveway with wooden double gates, and a stable block. This home truly has it all!

## LOCATION

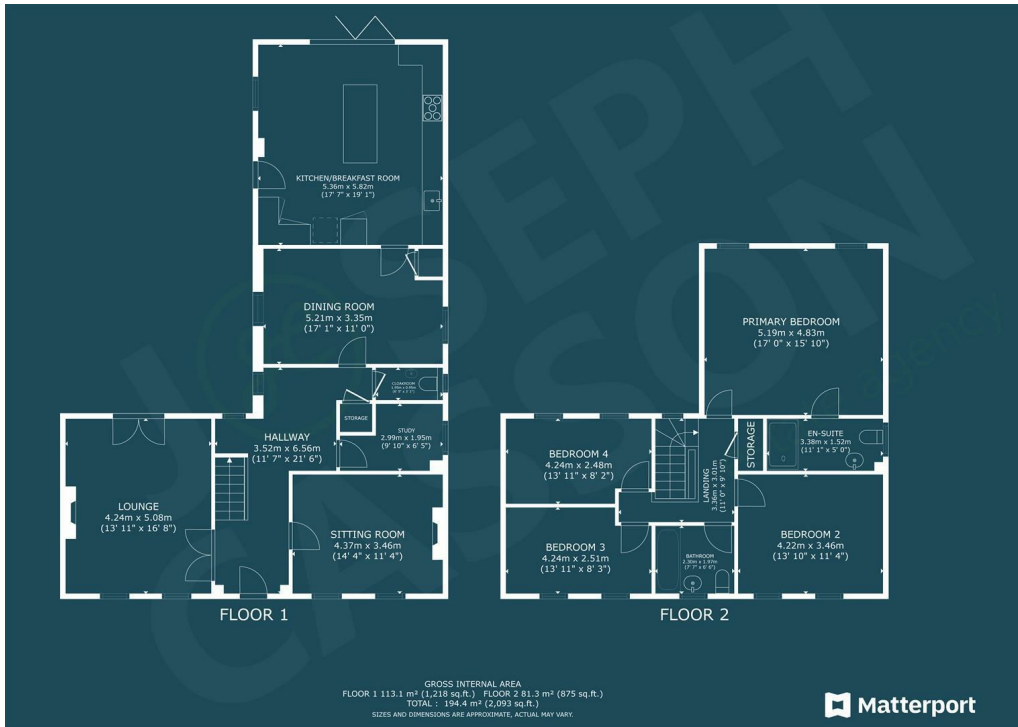
The sought-after village of North Newton is close to the small town of North Petherton (2 miles) and is positioned between the larger towns of Bridgwater (5 miles) and Taunton (8 miles). The village offers local amenities including a Public House and primary school, whilst there are additional facilities and amenities in the nearby village of North Petherton including convenience store, playing fields, public houses and primary school.

Taunton, the County Town of Somerset, is situated within 7.7 miles with its excellent shopping centre and County Cricket Ground. Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25 situated on the eastern side of the town. The M5 can also be joined at junction 24 in North Petherton.

## PLANNING PERMISSION

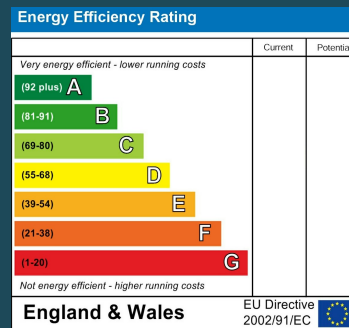
There is planning permission in place for the construction of a new-build property in the field behind Eton Manor Farm. This plot shares the same access at Eton Manor Farm as does a public footpath. Application Number: 37/23/00104





### Council Tax Band

F



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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