

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



AUSTEN HOUSE, BROAD STREET, SOMERTON, SOMERSET, TA11 7ND

**AUSTEN HOUSE,
BROAD STREET, SOMERTON, TA11 7ND**

Glastonbury 8 miles, Street 6 miles, Langport 4 miles. Castle Cary 10 miles (Paddington 1.5 hours). Yeovil 12 miles (Waterloo 2.5 hours). Taunton/M5 (J25) 16 miles. A303 3.5 miles (Distances & times approximate)

A charming Grade II listed double fronted cottage in the heart of the popular market town of Somerton. This lovely property has bags of character throughout and is deceptively spacious, and is now in need of updating.

Accommodation briefly includes an entrance hall, sitting room, dining room, breakfast room, kitchen, ground floor cloakroom, three double bedrooms, family bathroom and a useful cellar. Additionally, outside, there is free public off street parking and a west facing courtyard garden.

Accommodation

Austen House is a handsome period property located right in the heart of this ever popular and ancient market town. The house has local Blue Lias stone elevations under a clay tiled roof.

The front door enters the entrance hall which has doorways to either side, allowing access to both the sitting room and dining room, whilst further leading out to the breakfast room with the cellar at the rear, and the galley kitchen and cloakroom beyond.

Both the sitting room and dining room offer sash windows to the front and fitted fireplaces with alcove cabinetry built in.

The breakfast room provides further space for a table and a door out onto the rear garden, as well as access to the cloakroom, kitchen and provides access into the cellar via a beautiful old trap door and stone staircase. Further stairs lead to the first floor with a storage cupboard beneath.

A galley style kitchen fitted with a good range of cabinetry provides plenty of storage and work surface space, as well as an integrated electric hob and oven, and space and plumbing for white goods.

On the first floor are three good size double bedrooms with sash windows. The rear facing bedroom enjoys a lovely outlook over the church. Also, there is a good size family bathroom, as well as a large airing cupboard.

Outside

To the rear of the property is a secure, west facing walled courtyard garden with a great degree of privacy. A rear gate gives access to a footpath beyond the garden wall within the church grounds. There is free, public off street parking to the front of the property.



Location

Somerton was an important town in Anglo-Saxon times eventually becoming the capital of Wessex. It's now a lovely, friendly and thriving Market Town in the heart of Somerset, with a wide 17th Century Market Square with a Buttercross as a focal point in the centre. The Market Square itself is surrounded by the old town hall, elegant houses and inns which create an attractive townscape drawing visitors from all over the world. Somerton's Market Place has a Grade II Listed Market Cross in the centre, described by Niklaus Pevsner, as "one of the most happily grouped urban pictures in Somerset".

Somerton provides a wide range of local services including a variety of independent shops and galleries, a small supermarket, Doctors Surgery, Dentist, Library, Butchers, Newsagents and Chemist. It is conveniently situated with easy road access via the A303 road a few miles south, the M5 to the north and the main line rail station at Castle Cary, with regular services to London.

There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met. Close by are other towns and cities, including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne, with Bristol, Bath and Taunton also within easy reach.

Schools

There are excellent state and independent schools locally which include a well-respected primary school in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton, Sherborne and Taunton.

Tenure and Other Points

Freehold

Mains water, drainage, gas and electricity.

Gas fired central heating.

Grade II listed.

Somerset Council

Tax band D

IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.



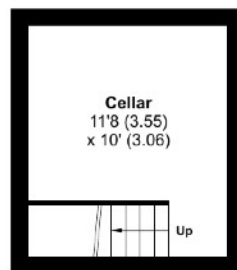
Broad Street, Somerton, TA11

Approximate Area = 1344 sq ft / 124.8 sq m

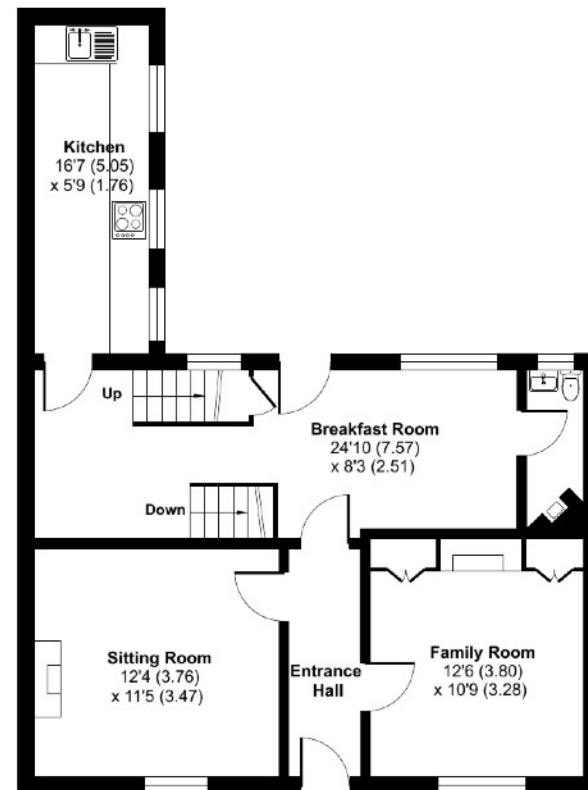
Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 1351 sq ft / 125.4 sq m

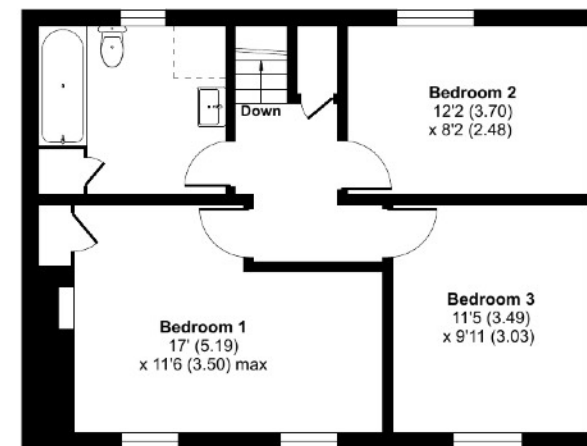
For identification only - Not to scale



**LOWER
GROUND FLOOR**



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1302538

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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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