

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



RUSHLEY COTTAGE, HIGH HAM, LANGPORT, SOMERSET, TA10 9DG



**RUSHLEY COTTAGE,  
HIGH HAM, LANGPORT, SOMERSET, TA10 9DG**

*Langport 4 miles, Glastonbury 12 miles, Castle Cary 8 miles, Bridgwater 10 miles,  
Yeovil 12 miles, Taunton 18 miles, A303 (Podimore) 10 miles*

A spacious and beautifully presented detached period home with origins thought to date back to the early 1800s, set within approximately 4 acres of delightful gardens and paddock, along a peaceful lane in the sought-after village of High Ham.

The property has been thoughtfully extended and improved by the current owners, creating light-filled and versatile accommodation perfectly suited to modern family life, while retaining plenty of charm and character.

Offering four bedrooms, multiple reception rooms, a superb open-plan kitchen/family room, study, utility, boot room and pantry, along with two bathrooms.

The grounds include beautifully landscaped gardens, a paddock with stable and tack room, various outbuildings, and ample driveway parking.

**Location**

High Ham is a thriving and well-regarded village located between Somerton and Langport, surrounded by open countryside and offering a good range of amenities including a primary school, church and village hall. The nearby towns of Langport, Street and Somerton provide a wider selection of shops, restaurants, schools and healthcare facilities.

The area is particularly well served for schooling, both state and independent, including Huish Episcopi Academy, Millfield School, and Strode College in Street. The A303 and M5 are within easy reach, and nearby Castle Cary offers a mainline rail link to London Paddington.

**Description**

Rushley Cottage is an attractive and well-proportioned period house, built of traditional stone and extended to offer a spacious and flexible layout, all set within approximately four acres of wonderful gardens and grounds.

A welcoming entrance hall with quarry tiled flooring opens to a generously sized study on one side and a reception hall to the other. A large 'L'-shaped kitchen/family room forms the heart of the home—beautifully appointed with bespoke cabinetry, quartz worktops, and fitted with an oil-fired AGA, electric hob and oven, and plenty of space for fitted appliances. A central island provides excellent workspace, while the open-plan family area offers space for informal dining and seating, with glazed doors overlooking and opening onto the gardens.





Adjacent to the kitchen is a well-fitted utility room, with doors leading to a cloakroom, walk-in pantry and useful boot room—offering superb practicality for country living.

The formal dining room, accessed from both the kitchen and reception hall, enjoys views over the garden and features a wood-burning stove, creating a cosy yet spacious entertaining area.

The sitting room is an impressive, vaulted space with exposed beams, oak flooring and a brick fireplace with inset wood-burner. With a triple aspect and glazed doors to the garden, this room is flooded with natural light.

### **First Floor**

Upstairs are four good-sized bedrooms—three generous doubles and a comfortable fourth bedroom—all serviced by two smart and spacious bathrooms.

One bathroom includes a panelled bath with views over the gardens; the other offers a contemporary shower suite.

A large, walk-in linen cupboard completes the first floor.

### **Outside**

The house is approached from the lane via a five-bar gate onto a gravelled driveway, providing ample parking. A paved terrace wraps around the side and rear of the house, bordered by well stocked, raised flower beds and offering ideal space for outdoor dining, relaxing and entertaining.

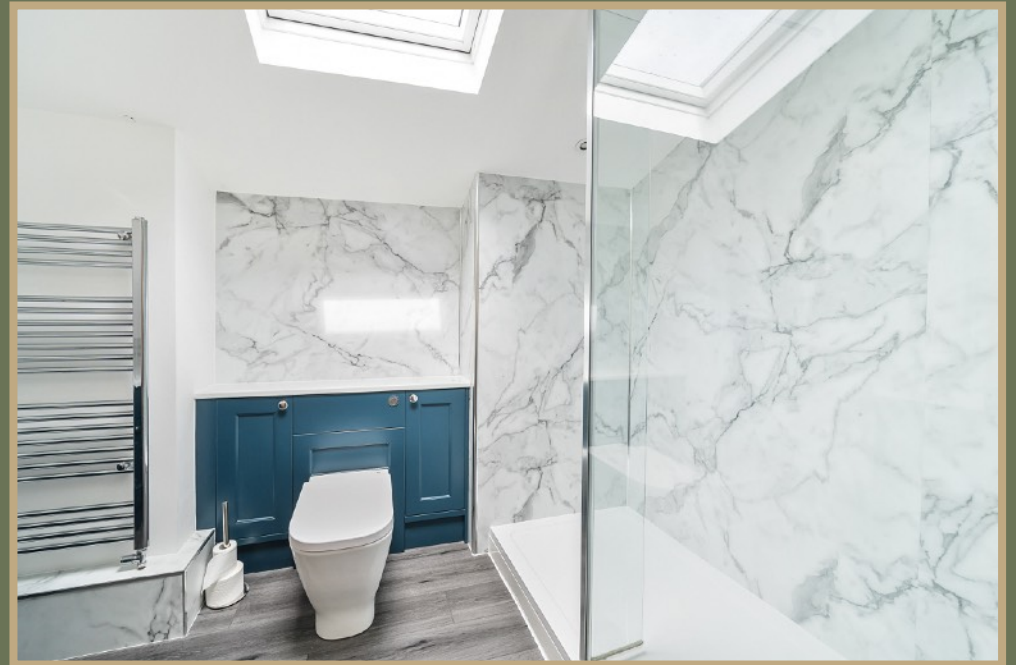
The rear garden is a particular highlight of the property—private, peaceful and full of colour and charm. Laid mostly to lawn with mature planting, trees, and shrubs, the garden is home to a wide variety of birds and wildlife, including regular visits from local deer.

A small winterbourne brook meanders along the edges of the lawn, crossed by wooden bridges and adding further enchantment to the grounds.

A grassy paddock adjoins the formal garden and extends to the rear and side, bringing the total plot to around 4 acres.

Outbuildings include a large shed, summerhouse with power, greenhouse, and a stable with tack room—making it ideal for equestrian use or a smallholding.





**Other Information**

Freehold  
Not listed  
Somerset Council – Council Tax Band F  
Mains electricity and water  
Private drainage  
Oil-fired central heating  
Electric cabling supply in place for EV charging point and electric gates, if required.  
Fibre optic, super-fast broadband to the property.  
EPC rating – D

**Directions**

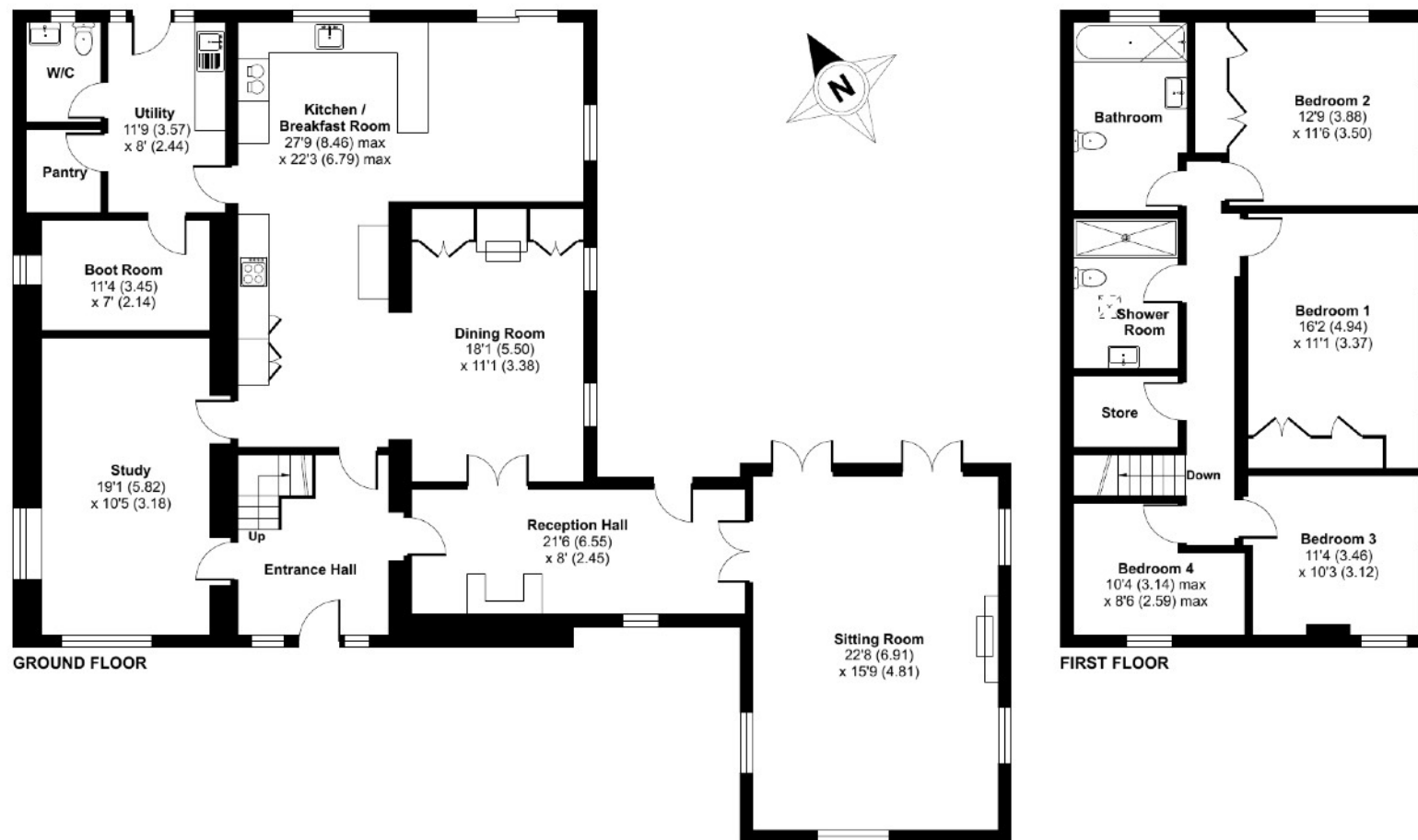
Postcode: TA10 9DG  
What3Words: ///Situation.tides.fence



## High Ham, Langport, TA10

Approximate Area = 2692 sq ft / 250 sq m

For identification only - Not to scale



plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Issued for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1317139

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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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