

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



25 ASHCOTT ROAD, MEARE, GLASTONBURY, SOMERSET, BA6 9SX



**25 ASHCOTT ROAD,
MEARE, GLASTONBURY, SOMERSET, BA6 9SX**

Glastonbury 4 miles, Street 5 miles, Wells 11 miles, Castle Cary 15 miles, M5 (Jct. 22) 12 miles, Taunton 23 miles, Bristol International Airport 22 miles, Mainline rail to London Paddington (Castle Cary) 19 miles

Summary

A unique and generously proportioned detached home with extensive outbuildings, equine facilities, and land extending to just under 4 acres.

Set in a peaceful, rural position between the villages of Meare and Ashcott, this individual property offers versatile accommodation arranged over two floors, with six bedrooms, multiple reception rooms, and great potential for modernisation or reconfiguration.

Perfectly positioned within walking distance of RSPB Ham Wall and other renowned nature reserves, and just 15 minutes from the M5 motorway.

The House

25 Ashcott Road offers a rare opportunity to acquire a substantial and adaptable home in a tranquil, countryside setting. With over 2,500 sq. ft. of accommodation, the property benefits from flexible living spaces that would suit a variety of needs, including potential for dual living, working from home, or multi-generational living.

A front entrance porch opens into a wide reception hall with cloakroom, staircase and under-stairs storage. From here, access is provided to the sitting room, kitchen/dining room, a study, utility room, and boot room, which also houses the oil-fired boiler and has access to the rear garden.

The sitting room is dual-aspect and generously sized, with an open fireplace and doors opening out to a veranda—perfect for enjoying the surrounding garden.

At the heart of the home, the spacious kitchen/dining room is fitted with a range of traditional wooden units and offers ample space for family dining, with external access to the front garden and internal access to an inner hallway.

This inner hallway leads to two ground floor double bedrooms and a family bathroom—ideal for guests, dependent relatives or creating an additional self-contained wing.

The first floor is accessed via two separate staircases, with the main landing leading to two large double bedrooms and a family bathroom, all enjoying views across the surrounding countryside.



A secondary staircase rises from the rear of the house to a further two double bedrooms with skylights, creating an independent and adaptable upper level.

Gardens & Grounds

The house is set in gardens and paddocks extending to approximately 3.89 acres. The land has been utilised for equine purposes, with an enclosed track system, stable, arena, and open barn with adjoining stores. These facilities, along with further barns, filed shelters, workshops and stores, offer scope for a range of uses.

The gardens are largely laid to lawn and interspersed with mature trees and hedging. A separate, tucked-away section of land to the northwest is a haven for wildlife, bordered by mature woodland and offering excellent privacy.

The extensive outbuildings include:

- Timber stable block
- Arena
- Open-fronted barn with stores
- Large barn (approx. 61' x 10'2")
- Workshop
- Additional stores and lean-tos

The site offers scope for continued equestrian use or possible reconfiguration for other leisure, storage or business activities (subject to necessary consents).

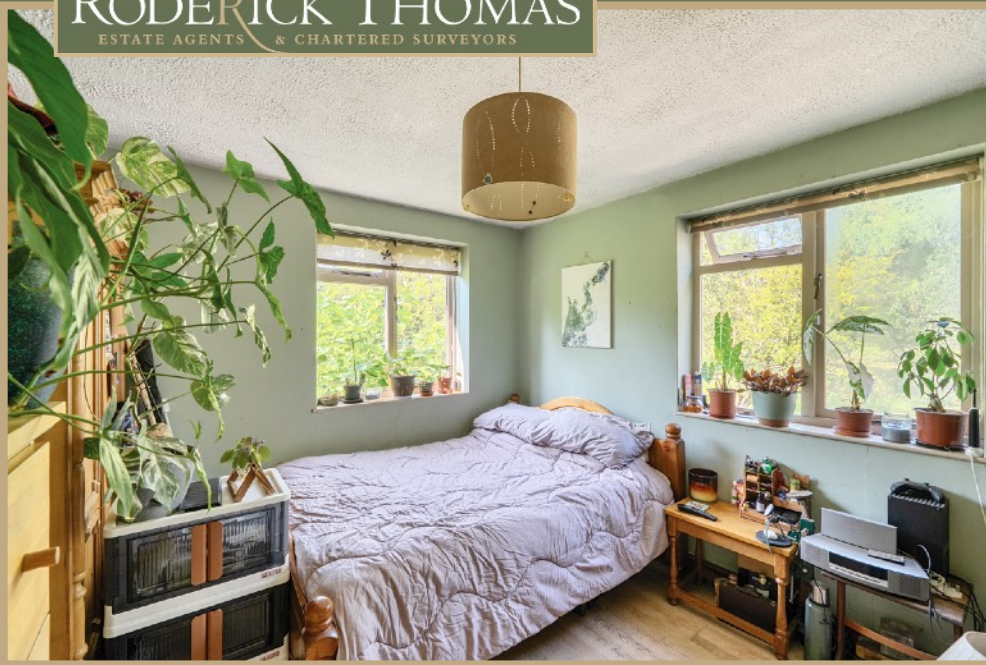
Location

The property enjoys a peaceful rural setting between the villages of Meare and Ashcott. Meare offers a pub within walking distance, primary school, parish church and farm shop, while Ashcott, situated on the Polden Hills, includes a further primary school (rated 'Good' by Ofsted), two pubs, church and recreation ground.

Nearby Street is home to Clarks Village and Millfield School, while Glastonbury and Wells offer a further range of cultural and practical amenities. For commuters, the M5 is easily accessible and Castle Cary offers a fast rail connection to London Paddington.

This is a fantastic location for those who enjoy walking, wildlife and the outdoors, with nature reserves such as Ham Wall and Shapwick Heath just a short distance away. The Railway Inn, a popular country pub, is also walkable.





Tenure and Other Points

- Freehold
- EPC Rating: E
- Oil-fired central heating
- Mains electricity
- Mains water
- Private drainage
- Somerset Council – Council Tax Band: F

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.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property.



Ashcott Road, Meare, Glastonbury, BA6

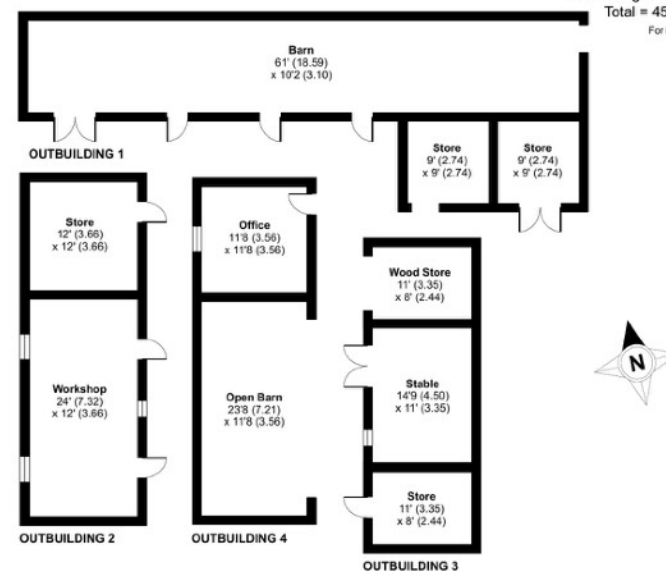
Approximate Area = 2580 sq ft / 264.7 sq m (excludes open barn / wood store)
Limited Use Area(s) = 270 sq ft / 25 sq m
Outbuildings = 1658 sq ft / 154 sq m
Total = 4508 sq ft / 418.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © roderickthomas 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1334107

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