



Edgar House, North Lane



Edgar House, North

Othery, Bridgwater, Somerset TA7 0QG

Bridgwater 9 Miles, Taunton 12 Miles

An outstanding detached new house,
overlooking a farmyard setting with
countryside views.

- Exclusive Development of Three Houses
- Build Zone 10 Year Warranty
- Open Plan Kitchen, Diner & Utility
- Double Garage with Office
- Freehold
- Council Tax Band

Guide Price £650,000

DESCRIPTION

Edgar House is a marvellous new build property occupying a wonderful setting on the outskirts of the popular village of Othery. Individually designed and built with a contemporary style, with attractive brick elevation under a pitched tiled roof. The house is built to a high specification using the finest materials and has been constructed with high ceilings and large windows to create an overall feeling of warmth and space which is flooded with natural light.



SITUATION

Othery is a scenic village situated near to the Somerset Levels and located between Bridgwater and Somerton and Taunton. North Lane is a quiet side road situated in the heart of the village and the site itself fronts onto the village playing fields and backs onto open countryside with far reaching views. This development of only three houses is ideally located for convenient access to the M5 and is a short reach to the nearby towns of Taunton, Bridgwater and Street. The village is situated in picturesque countryside and offers a perfect setting for rural Somerset living. The village of Othery itself provides a useful range of local amenities including a beautiful village church, shop and public house.

ACCOMMODATION

The accommodation is arranged over three floors and includes pitch tiled entrance porch which opens onto reception hallway with turning staircase to the first floor and access to a W.C. There is a sitting room with superb double aspect windows and an open plan kitchen and dining room with bi-folding doors opening out on the rear terrace. The kitchen is to be fitted with a range of matching wall and base units and includes a range of integrated appliances with an island unit and access to a utility room. On the first floor is a gallery landing with stairs to second floor and doors to the four bedrooms. The master bedroom has an en-suite shower and there is also a main family bathroom suite. On the second floor is a bedroom with en-suite shower and eave storage and a separate study/bedroom six.

OUTSIDE

The house is approached a pillared entrance leading onto a shared driveway providing access to the rear where there are good sized landscape gardens and access to a detached double garage with up and over doors. W.C and stairs leading to an office/studio.

DIRECTIONS

The development can be found off of North Lane, which is just off the main village road and can be identified by a Stags sale board.

SERVICES

Mains electricity, water and drainage



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625

North Lane, Othery, TA7

Approximate Area = 2625 sq ft / 243.8 sq m (includes garage & excludes voids)
 Limited Use Area(s) = 497 sq ft / 46.1 sq m
 Total = 3122 sq ft / 290 sq m
For identification only - Not to scale

Denotes restricted head height

FIRST FLOOR

- Bedroom 1: 147 (4.45) x 11'11 (3.63)
- Bedroom 4: 128 (3.86) x 9'11 (3.02)
- Bedroom 5: 12'10 (3.91) x 10'9 (3.28)
- Bedroom 6: 13'1 (3.99) max x 7'11 (2.41) max
- Kitchen / Dining Room: 23'8 (7.21) max x 18'7 (5.69) max
- Living Room: 21'5 (6.53) x 12'11 (3.94)
- Utility: 9'10 (3.00) x 5'8 (1.68)
- Entrance Hall

SECOND FLOOR

- Bedroom 2: 12'11 (3.94) x 12'10 (3.91)
- Bedroom 3: 12'10 (3.91) x 8' (2.44)

GARAGE FIRST FLOOR

- Office Space: 17'2 (5.23) min x 9'4 (2.84)

GARAGE GROUND FLOOR

- Garage: 21'1 (6.43) max x 20'4 (6.20) max

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2022.