



Grange Cottage







Grange Cottage Middle Road

Cossington, Bridgwater, Somerset, TA7 8LH

M5 (J23) 3.5 miles. Millfield School 9.5 miles. Taunton Town Centre 18 miles.

An elegant family home, extending to over 2,500 sq ft, with levels gardens and garaging

- Beautifully presented throughout
- 3 Reception rooms
- Large south facing lawn and terraces
- Self-contained studio over garage
- Freehold
- Kitchen/breakfast room
- 4 double bedrooms (2 with en suites)
- Double garage and parking
- In total 0.33 acres
- Council tax band F

Guide Price £799,995

Stags Taunton

5 Hammet Street, Taunton, TA1 1RZ

01823 256625 | taunton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

Cossington is a picturesque village set approximately ten miles West of Street and just five miles from Bridgwater. The village itself has a pub, modern village hall and parish church. There is a convenience store/post office and health centre in nearby Edington and Primary School in Catcott.

Street offers a more extensive array of facilities, including restaurants, the renowned Strode Theatre, indoor and outdoor swimming pools and the shopping enclave of Clarks Village. There are options for secondary schooling, including Crispin, Strode College and Millfield Independent School. Bridgwater offers a range of facilities, as well as access to the motorway at Junction 23. The County Town of Taunton includes an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse.

Communication links in the area are excellent. There is access to the M5 motorway at Dunball (Junction 23) just 3.5 miles away. There are regular rail services from Bridgwater, Castle Cary and Taunton, with regular services taking less than two hours to London Paddington. Major cities, such as Bristol, Bath and Exeter, are all within easy commuting distance. Bristol Airport offers an excellent range of domestic and international flights.

DESCRIPTION

Grange Cottage is an elegant and well-proportioned house overlooking the attractive gardens to the south. It is understood to be over a hundred years old. During the current vendors ownership, the house has been extensively improved and renovated, enhancing the layout, with well-proportioned rooms and high ceilings, perfect for family life and entertaining.

Outside, there is a large, level rear garden, including parking and double garage with en-suite studio over.

ACCOMMODATION

The property itself can be accessed via the principal entrance at the side elevation or via the garden room at the rear. The main entrance is sheltered by a storm porch and opens into a spacious and welcoming reception hall with a staircase rising to the galleried first floor landing and a storage cupboard beneath. Accommodation leads off to a separate study providing the ideal space for working from home, the impressive open-plan kitchen/breakfast room and the reception rooms.

The sitting room offers an informal reception space with side facing windows and fitted shutters as well as an attractive fireplace with a dual aspect log-burning stove. A large archway leads through to the beautifully light 'garden room' providing a second living area which is ideal for entertaining. Two sets of double doors open to the large south facing patio and Velux window. From here there is a second archway leading to the dining room. The contemporary kitchen/breakfast room has an open layout with an informal dining area. The kitchen is beautifully presented with pale green units, granite worksurfaces and several integrated appliances. Beyond the kitchen is a utility with a further range of units, including space and plumbing for laundry appliances, door to the courtyard and door to the cloakroom.





On the first floor there is a spacious galleried landing leading to three large double bedrooms and a well-appointed family bathroom with a bath and separate rainforest shower. From the landing, a further staircase leads to the principal bedroom with high ceilings, a large dressing room, and a luxury en-suite bathroom.

OUTSIDE

The gardens are a beautiful feature, surrounding the house on three sides, with the main entrance accessed through an attractive cottage-style garden, discreetly enclosed by Beech hedging and stone wall. A pathway continues around the exterior of the property past a substantial raised bed containing a mixture of seasonal flowers and shrubs, towards the south-facing patio providing superb entertaining space, also bordered by a mixture of low-level and raised beds containing a variety of established trees, shrubs and flowers. At the south-west corner of the property is a sheltered spot providing the ideal external dining area, featuring a built-in coal barbecue and granite table with matching benches. On the western elevation, accessed from the kitchen and the utility room, doors also open out to an enclosed courtyard garden which enjoys any late afternoon and evening sunshine.

The driveway can accommodate three or four vehicles and there is a double garage which has an external staircase leading up to a self-contained studio with shower room. This is currently used for gym equipment.

SERVICES

Mains electric, water and drainage. Oil-fired central heating. Broadband available: Standard, Superfast and Ultrafast (Ofcom). Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

DIRECTIONS

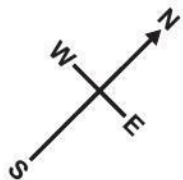
From the A39, Street to Bridgwater road, follow signs for Cossington. Proceed along Manor Road and at the green triangle continue around to the right. Follow the road through the village where the property can be found on the right. Identified by a Stags for sale board.

WHAT.3.WORDS

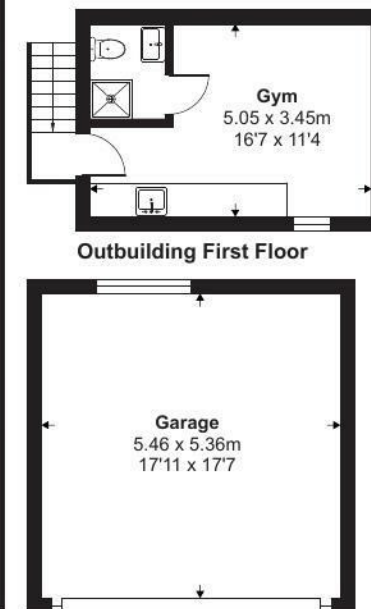
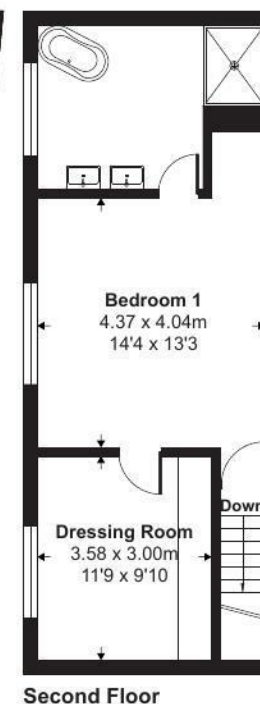
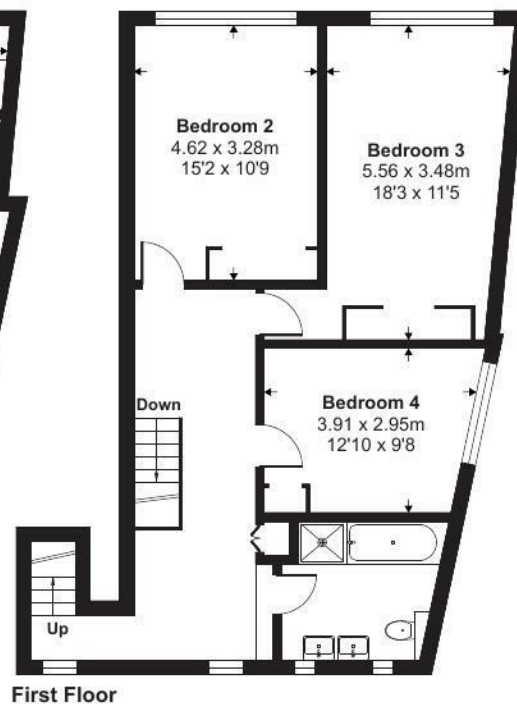
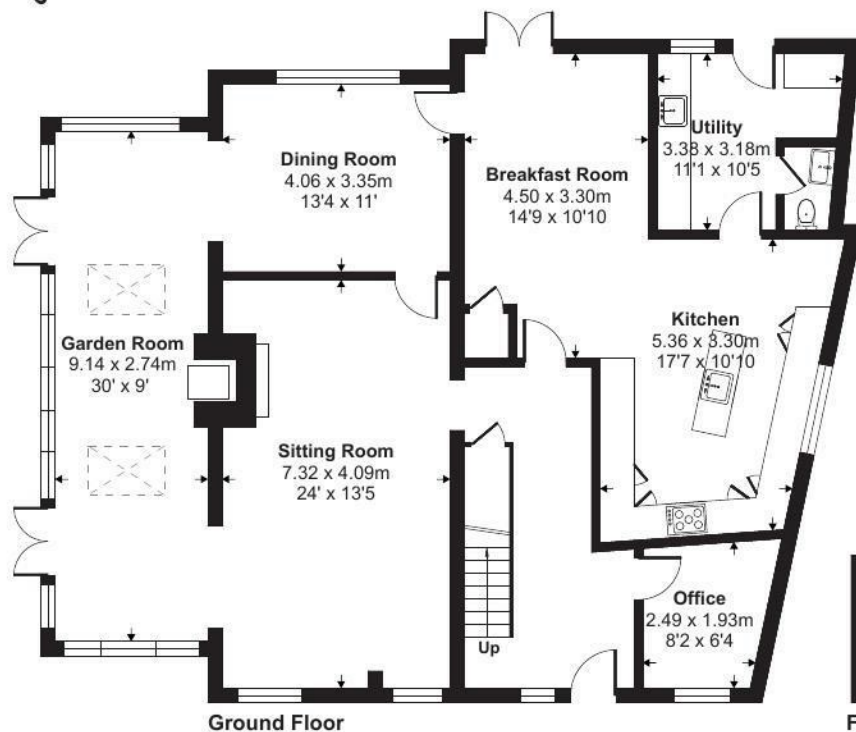
For specific location details, please download the app and enter the required information:

///doctor.opened.recorder





Approximate Area = 25843 sq ft / 264.1 sq m
Garage = 315 sq ft / 29.2 sq m
Outbuilding = 188 sq ft / 17.4 sq m
Total = 3346 sq ft / 310.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1124538



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		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



