

LODESTONE



The Holton, Middlesex





The Holton, Middlezon

TA7 0NN

Guide Price: £795,000

4

Bedrooms

3

Bathrooms

3

Receptions

PROPERTY FEATURES

- Spacious, light filled modern family home
- High specification finish throughout
- Open plan kitchen, dining and family room overlooking the garden
- 4 double bedrooms including principle en-suite and dressing room
- Separate study and utility room
- Energy efficient with air source heat pump
- EPC B rating
- Easy to maintain gardens





Built to an exceptional standard, The Holton offers spacious, light-filled interiors arranged with a keen eye for modern living. Thoughtful design, high-quality finishes, and well-proportioned rooms come together to create a house that feels both stylish and practical.

On arrival, a striking double-height entrance hall immediately sets the scene, drawing light into the centre of the house and offering a welcoming sense of space. From here, a carefully considered layout flows into versatile living areas. The expansive kitchen/dining/family room runs the full depth of the property, enjoying a dual aspect that brings in light throughout the day.

Oak-effect flooring with underfloor heating creates a warm and contemporary feel, while quartz work surfaces and a breakfast bar provide a stylish focal point. The kitchen is fitted with premium appliances, including a double oven and wine fridge, ensuring it is as functional as it is elegant. Bi-fold doors open directly onto the terrace, making this a superb space for entertaining.

A separate utility room, with access to the garden, offers excellent storage and a practical space for laundry. Across the hall, the study provides an ideal home office, while a generously sized cloakroom adds further convenience.

The dual-aspect sitting room benefits from a wood-burning stove at its centre and bi-fold doors that extend the living space out to the garden. This room strikes the perfect balance between everyday relaxation and a welcoming atmosphere for guests.

Upstairs, there are four well-proportioned double bedrooms. The principal suite is a true statement room, complete with a walk-in wardrobe and a sleek en-suite shower room.





One of the additional bedrooms also benefits from its own en-suite, while the remaining two share a stylish family bathroom finished with contemporary fittings and a separate shower. Each room is filled with natural light and offers scope to serve a variety of needs – from guest accommodation to children’s bedrooms, or even a second study or creative space.

Outside

Approached via a circular gravel driveway, the development offers a sense of privacy and exclusivity. The Holton enjoys private parking in front of and beside its attached garage, ensuring ample space for residents and visitors alike. The front garden has been landscaped with a selection of shrubs and trees, providing seasonal colour and year-round interest. To the rear, the easy to maintain garden is an idyllic retreat. Enclosed by a stone wall and bordered by mature planting, it offers both privacy and charm. A paved terrace provides the perfect spot for alfresco dining, while a summer house adds versatility – whether as a studio, garden office, or a quiet place to relax.

Situation

Middlezoy offers a genuine village community with amenities including a 17th-century pub, the George Inn, a charming village shop and community-run post office; the historic 13th-century Church of the Holy Cross, Middlezoy Primary School and the popular Elements Boutique Spa.

Beyond the village boundary, the landscape opens into classic Somerset beauty. The RSPB Greylake nature reserve lies nearby and despite its tranquil setting, Middlezoy is well connected. The nearby A361 links directly to the A38 and M5, placing Taunton and Bridgwater within easy reach, and offering swift road access both north towards Bristol and south towards Exeter.



For rail travel, Bridgwater Station is just six miles away, providing regular services to Bristol, Cardiff, and the wider West Country. High-speed trains from Taunton (a 25-minute drive) connect directly to London Paddington in under two hours, making the village a practical choice for commuters or those balancing country living with city commitments. Bristol Airport, less than an hour's drive, provides flights across the UK and to numerous European destinations.

Closer to home, neighbouring villages such as Othery, Westonzoyland, and Langport offer day-to-day amenities, while Glastonbury, Wells, and Street (with the ever-popular Clarks Village) are all within a 30-minute drive.

Directions

Postcode TA7 0NN

What3words ///leathers.health.frowns

Viewing by appointment only.



MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: F

Guide Price: £795,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains electricity supply

Water Supply: Mains water supply

Sewerage: Mains drainage

Heating: Air-source heat pump and underfloor heating on the ground floor

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Parking and garage

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: N/A

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: B

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

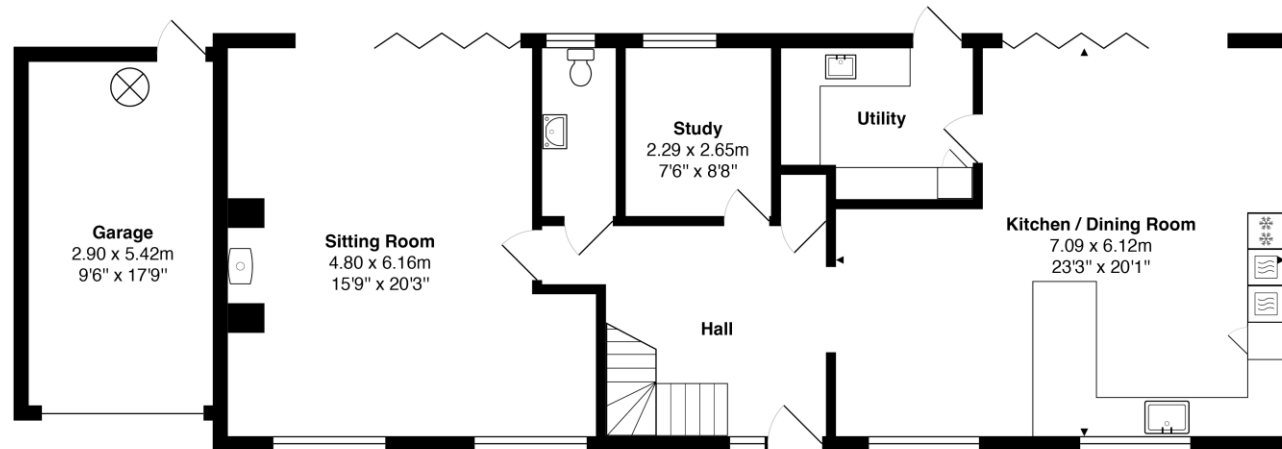
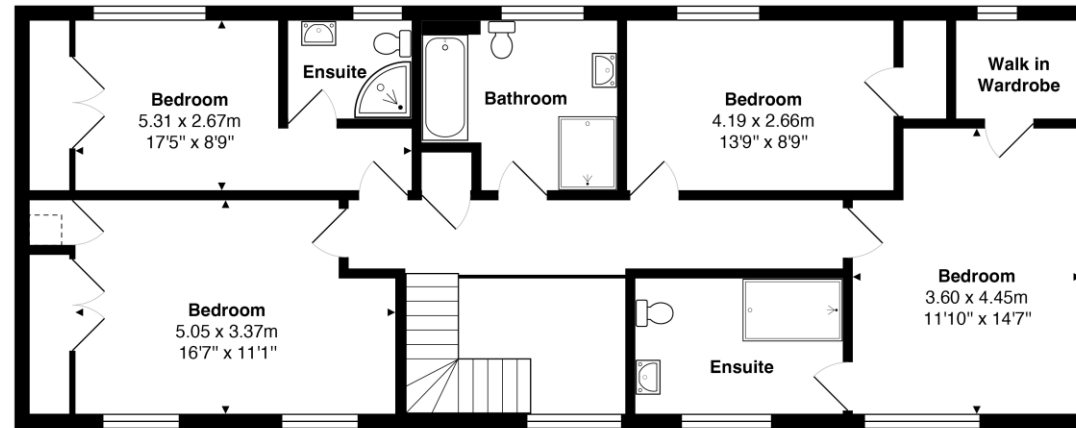
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



The Holton, 86 Main Road, Middlezoy



Approximate gross internal floor area of
main building - 213.8 m² / 2,302ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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