



**Stockland Bristol**  
Bridgwater, TA5  
£795,000 Freehold

  
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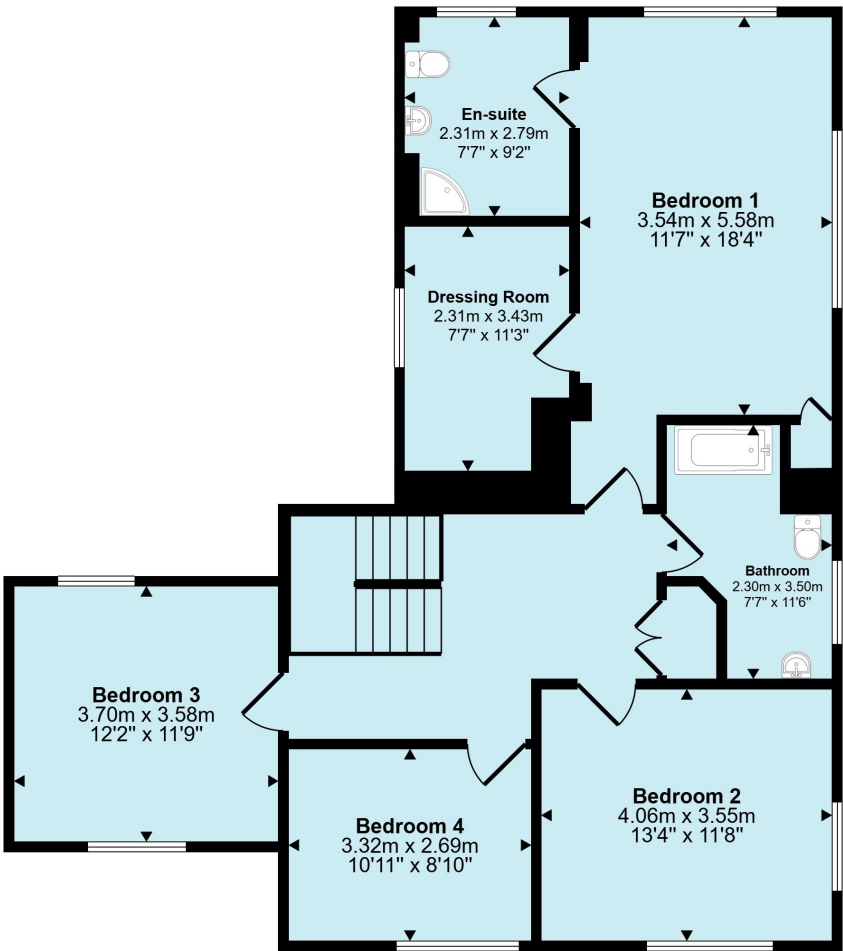
EPC

**Wilkie May  
& Tuckwood**

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Description

This imposing four double bedroom detached property is set within an acre of private gardens enjoying far reaching views with parking for many cars and a detached double garage with a vaulted roof. Offering beautiful views over open fields, two stables and a barn with separate access and further parking.

- Imposing detached house with views
- Built in 2006
- Set within an acre of private gardens
- Over 19' living room
- Kitchen/dining room over 20'
- Separate utility room and cloakroom
- Study
- Principal bedroom with en-suite
- Three further double bedrooms
- Detached garage
- Detached barn and two stables
- Parking for many vehicles

## THE PROPERTY:

The property is a beautiful and imposing four double bedroom detached house set within its own grounds, stretching to approximately an acre, siding onto fields with far reaching views.

The property benefits from off-road parking for many cars, a detached double garage with electric roller doors and stables and a haybarn to the rear of the garden.

The accommodation comprises a door to the entrance hall with stairs to the first floor landing, an understairs' storage cupboard and a fireplace. There is a cloakroom with a WC, wash hand basin, a window and a heated towel rail. The kitchen/dining room has a range of pine fronted units including a dresser style unit, Belfast sink, ceramic tiled flooring, French doors to the garden, recesses for domestic appliances and an adjoining utility room with a Belfast sink and an oil boiler powering the domestic hot water and the central heating system. The separate living room has a fireplace and French doors overlooking the gardens. There is a separate dining room and a separate study.

To the first floor of the house is a galleried landing with an airing cupboard housing a hot water tank.

The four double bedrooms include a substantial principal bedroom enjoying a walk-in dressing room together with an en-suite shower room – with bath, WC and a wash hand basin. The family bathroom has a bath, WC, wash hand basin and a heated towel rail.

Outside – The garden is set within approximately an acre of grounds and is laid to lawn with ranch fencing, opening to fields with far reaching views. The level gardens extend to the front, side and rear of the dwelling and are enclosed. There is parking for many cars and a detached garage with a vaulted ceiling and two roller doors.

To the rear of the garden is a small enclosed area of ground with a detached barn and two stables together with a further parking area with gated access from a private lane owned by the property.

## LOCATION:

Stockland Bristol is a small hamlet approximately 7 miles from Bridgwater and offers a full range of facilities including educational, retail and leisure amenities. The village of Combswich is approximately 2.5 miles away, offering primary school, inn, post office and village store. The village of Cannington is approximately 3.5 miles away and offers a butcher, baker, newsagent, hairdressers and golf course.



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## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.  
**Construction:** Stone and brick cavity construction.

**Services:** Mains water, mains electricity, septic tank and soakaway for drainage, oil central heating.  
**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** G

**Broadband Coverage:** We understand that there is standard mobile coverage. The maximum available broadband speeds are: 24Mbps download and 3Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data both limited with Three. Voice only limited with EE and O2.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely  
We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in May 2025.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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