





Tower Hill

Williton TA4 4JR

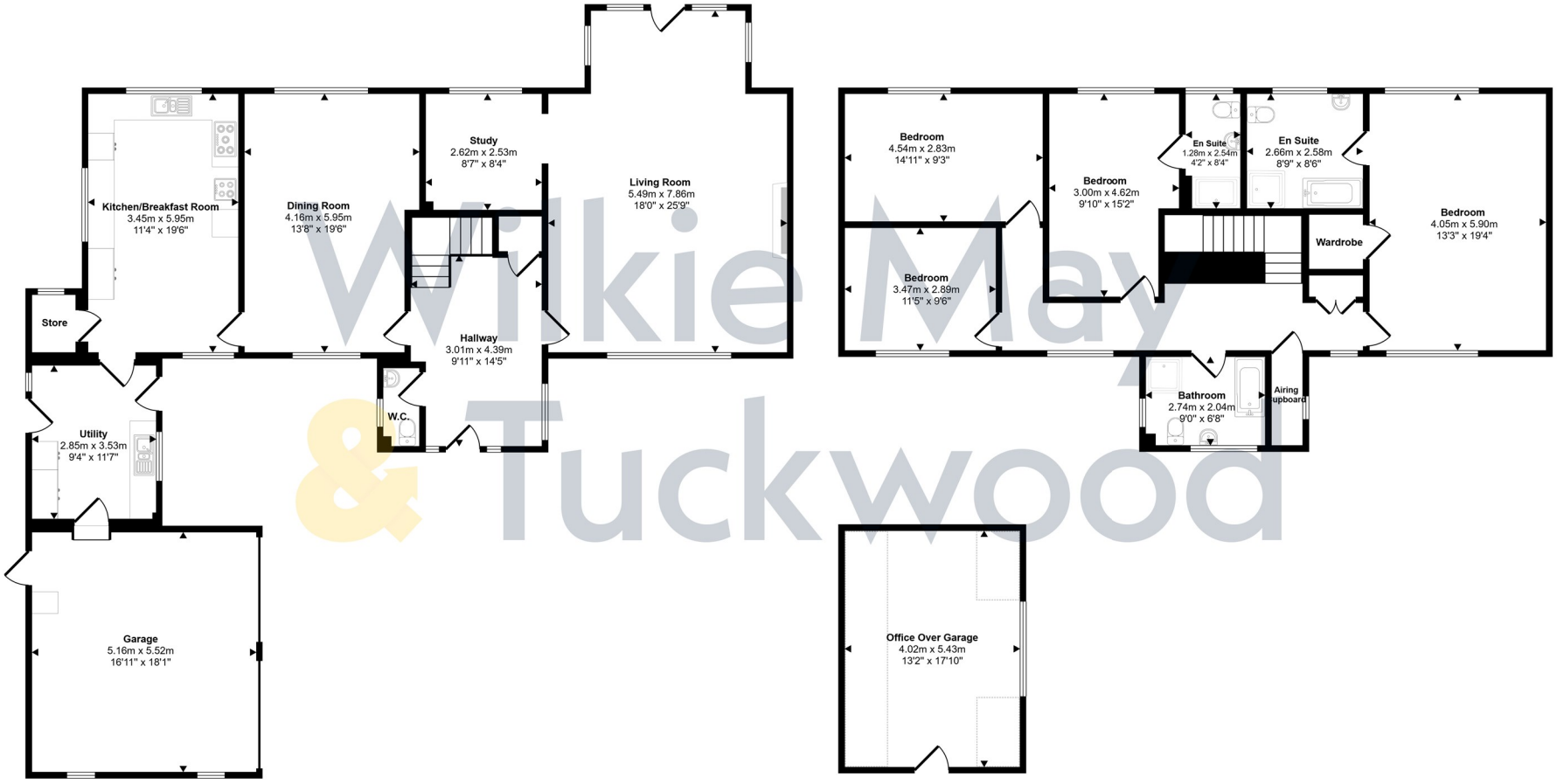
Price £750,000 Freehold

4	3	3	D
			EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
278 sq m / 2990 sq ft



Ground Floor
Approx 153 sq m / 1644 sq ft

First Floor
Approx 125 sq m / 1346 sq ft

Denotes head height below 1.5m

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.

WM&T

Description

A substantial detached architect designed four bedroom, 3 bathroom family home offering over 2,700 square feet of beautifully presented accommodation.

- Substantial Family Home
- Beautifully Presented Throughout
- Over 2,700sqft of Accommodation
- Two En-Suite Bedrooms
- Double Garage & Off Road Parking
- Views to The Bristol Channel and Quantock Hills
- Large Plot
- Home Office Over Garage

DESCRIPTION: Situated in one of Williton's most highly regarded residential areas, is this substantial detached house built in 1996 for a private client. The property will be found in superb condition throughout and benefits from a large plot, home office over the double garage, double glazing and gas central heating. The accommodation is traditionally arranged over two floors, featuring a striking living room and fireplace and views to both the Bristol Channel and the Quantock Hills. Viewings are highly recommended to fully appreciate and should be arranged strictly by appointment through the sole selling agents.

The accommodation in brief: comprises; open porch to hardwood stable door into spacious Entrance Hall; door to understairs storage cupboard.

Downstairs WC; with low level WC, wash basin, tiled splash back.

Sitting Room; with a double aspect, superb feature fireplace on a quarry tiled hearth with a brick surround and oak mantlepiece over, inset wood burner, squared archway to Study Area; with aspect over the rear garden and enjoying far reaching sea views over the Bristol Channel to the Welsh coastline.

Dining Room; with double aspect and feature serving hatch.

Kitchen; with double aspect, tiled floor, modern fitted cream country shaker style kitchen cupboards and drawers with solid quartz worktops, inset 1 ½ bowl stainless steel sink and drainer with mixer tap over, stand alone gas fired AGA for cooking with adjacent four ring gas hob and extractor hood over, eye level Neff electric oven, integrated dishwasher, integrated fridge-freezer, ample room for breakfast table, door into pantry.

Glazed door into Utility Room; with tiled floor to match the kitchen, cupboards to match the kitchen again with a quartz worktop with inset stainless steel sink and drainer, mixer tap over, far reaching views to the Quantock Hills, space and plumbing for washing machine, personal door to the front driveway, hatch to single storey loft space, door to rear garden, cupboard housing Vaillant boiler for central heating.

Integral door into the Double Garage; two up and over doors, power and lighting, personal door to rear garden.

Stairs to the First Floor Landing; walk in airing cupboard with modern foam lagged cylinder, immersion switch and wood slat shelving over, built in double cupboard.

En-Suite Bedroom 1; double aspect with views to the front to the Quantock Hills and views from the rear to the Bristol Channel and the surrounding countryside, door into Dressing Room.

Door into En-Suite Bathroom; with white suite comprising panel bath, tiled surround, shower cubicle with thermostatic mixer shower over, tiled surround, low level WC, pedestal wash basin, light and shaver point.

En-Suite Bedroom 2; aspect to rear with views, hatch to loft space with loft ladder. En-Suite Shower Room; shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point.

Bedroom 3; aspect to the rear.

Bedroom 4; aspect to front. Family Bathroom; with cream suite comprising panel bath, tiled surround, pedestal wash basin, low level WC, shower cubicle with tiled surround and thermostatic mixer shower over.

Office; with independent access over the garage with power, lighting, heating and superb views to the Quantock Hills.

OUTSIDE: The house is approached via timber double gates, onto a sweeping gravelled driveway with off road parking for several cars. The front garden is laid to lawn with planted borders with easy access to the double garage. The rear garden is large and mainly level with well-tended lawns, planted borders and a double aspect view toward the Bristol Channel and the Quantock Hills. Within the garden, there are a number of established trees, of which we know, two have Tree Preservation Orders.

MATERIAL INFORMATION:

Council Tax Band: G

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas.

Parking: There is plenty of off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage











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 28th October 2026. 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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

The Property Ombudsman

rightmove

WM&T