

WOODLANDS

Littleton, Somerton, Somerset



AN IMPRESSIVE DETACHED FAMILY HOME

offering spacious accommodation spread across three floors, situated
in a quiet historic hamlet



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EPC

E

Local Authority: Somerset Council

Council Tax band: G

Tenure: Freehold

Postcode: TA11 6NS What3words:///hoot.showering.shopper

Services: Mains electricity and water. Private drainage. Oil-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Woodlands is located within the small historic hamlet of Littleton, just one mile from the popular market town of Somerton. The town provides facilities for most day-to-day requirements including a post office, hall, Co-op, several independent shops, pubs and eateries. For wider needs the towns of Street (4 miles) and Glastonbury (7 miles) and Wells City (13 miles) provide more extensive facilities including several supermarkets, shops, dining options and the popular Clarks Village outlet in Street. There are good travel connections with the A303 joined at Podimore (6 miles) and M5 at Bridgwater (16 miles). For mainline rail there are connections from Castle Cary to London Paddington (90 minutes) or Yeovil Junction to London Waterloo (2.5 hours). For international destinations there are airports at both Bristol and Exeter. The local area offers a choice of schools from both the independent and state sectors including King Ina Primary in Somerton, Huish Episcopi Academy, and the Blue School (state secondaries), Millfield, Wells Cathedral School, The Taunton schools and Kings Bruton.







THE PROPERTY

Woodlands is a large detached and unlisted family home situated in the small hamlet of Littleton. The house is constructed of stone elevations under a tiled roof with brick chimneys together with a single-storey partly flat roofed extension on the west elevation, which was added in 2021. The accommodation in the original house, is typical of the early 1900's comprising a wide entrance hall, two beautifully light and spacious reception rooms with bay windows and a further two smaller reception rooms on the opposite side of the hall. One of these reception rooms is currently configured to provide a ground floor bedroom, with the downstairs shower room with WC servicing this room. The extensive addition to the rear has been created as the main living space of the property, with a large kitchen/breakfast room, adjacent utility room and an impressive main family room with full height bifold doors along two sides providing in and out living onto the wrap around covered deck area. The first floor comprises of three double bedrooms, a single bedroom / dressing room and a family bathroom. There is a second floor which is currently divided into two rooms and could provide additional bedroom space / children's play area or study.







GARDEN AND GROUNDS

The property is approached off the road onto a jointly owned driveway which leads into the private drive of Woodlands. There is extensive parking at the front of the property with space for several vehicles and a timber gate leading from this parking area into the garden and access to the workshop and two additional sheds. The garden lies predominantly on two sides of the house (south & east) with a gravelled area running alongside the house connecting three areas of level lawn. The lawns are bordered by a mixture of mature hedging, a variety of trees and timber fencing. Mixed shrubs, borders and mature trees intersperse the level lawned areas creating "rooms" within the garden. There is a large pond with beautiful rockery creating a wonderful garden feature within the south "room". The bifold doors of the main family room lead out to the large covered sun deck which creates the perfect protected space for alfresco dining and entertaining.





Littleton

Somerton, South Somerset

Gross Internal Area (Approx.)

Main House = 339 sq m / 3,653 sq ft

Outbuilding = 24 sq m / 258 sq ft

Total Area = 363 sq m / 3,911 sq ft



Outbuilding



Second Floor



Ground Floor
Main House



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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