holland&odam

14 Old Nursery Drive | Ashcott | Somerset | TA7 9RB

£475,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

5

2

2

Energy Rating B

Council Tax Band E

Services
Mains electricity, gas, water and drainage are connected. Gas central heating system. 8 Solar panels owned used for electric.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

14 Old Nursery Drive | Ashcott | Somerset | TA7 9RB

Directions

From Street proceed towards Bridgwater on the A39 Bath Road. Pass through the village of Walton and continue approximately 3.5 miles until reaching the village of Ashcott. Upon reaching Ashcott, continue through the village passing the Ashcott Inn on the left. After a further one third of a mile, take a right hand turn into Old Nursery Drive. Follow the road and as it bears around to the right N0 14 will be found on the right hand side, and easily identified by our for sale board.

Description

An attractive and substantial five bedroom detached house, offering well-maintained, spacious and versatile accommodation arranged over three floors, together with ample driveway parking, garage and a desirable south-facing rear garden, all situated within a popular village location.

Entered via the front door, the property opens into a central entrance hall, which in turn provides access to the principal ground floor accommodation. From here, stairs rise to the first and second floors, and there is also a convenient ground floor WC and under stairs storage. The ground floor accommodation is centred around two principal living spaces. The kitchen/diner is a superb family-sized room, stylishly fitted with a comprehensive range of wall, base and drawer units, together with integrated oven and hob, microwave, dishwasher and fridge/freezer. There is ample space for a family-sized dining table and chairs, making this an excellent social and entertaining area. Double doors open through to the sitting room, a well-proportioned dual-aspect reception room enjoying plenty of natural light, with French doors opening out to the garden and creating an ideal setting for both everyday living and entertaining.

To the first floor, the landing provides access to three bedrooms, including a generous principal bedroom with en suite shower room, together with a well-appointed family bathroom fitted with a bath with shower over, wash basin and WC. The remaining bedrooms on this floor are all well-proportioned doubles, offering flexible accommodation to suit a range of needs. The second floor provides two further double bedrooms, adding to the property's flexible and well-balanced accommodation, ideal for family living, guest space or home working.

Location

The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, forming part of a group of six churches known as the Polden Wheel. Ashcott is particularly well known locally for its superb village community and benefits from a highly regarded Primary School, sports playing fields, pub at the village centre and active village hall. The village also offers good and convenient access to other local towns/employment centres, such as Taunton (18 miles), Bridgwater 10 miles), Wells (11 miles) Bristol (31 miles), Bath (31 miles) and Exeter (55 miles). The M5 motorway J23 (9 miles) and the A303 Podimore Junction (12 miles). Bristol International Airport is 23 miles and Castle Cary railway station (London Paddington) 15 miles.

Externally, the property enjoys a generous south-facing rear garden, predominantly laid to lawn and bordered by mature shrub beds and raised planters. A decked seating area extends directly from the rear elevation, providing an ideal space for al fresco dining and outdoor entertaining. The garden also benefits from pedestrian access to the garage and a side gate leading to the driveway. Overall, this is an excellent outside space for families and keen gardeners alike.

To the front of the property is a small area of lawn, together with ample driveway parking leading to the garage, which is fitted with an electric roller door, power and light, and further benefits from fitted base units with space and plumbing for laundry facilities.

- An energy-efficient solar panel system comprising 8 solar panels generating electricity for the property, complemented by 2 storage batteries to help retain power for later use.

- Spacious five bedroom accommodation arranged over three well-planned floors, ideal for growing families or those seeking flexible living space

- Stylish modern kitchen/diner, comprehensively fitted and perfectly designed for both everyday family life and entertaining

- Impressive dual-aspect sitting room, well proportioned and filled with natural light, with French doors opening onto the rear garden

- Generous principal bedroom benefiting from a private en suite shower room

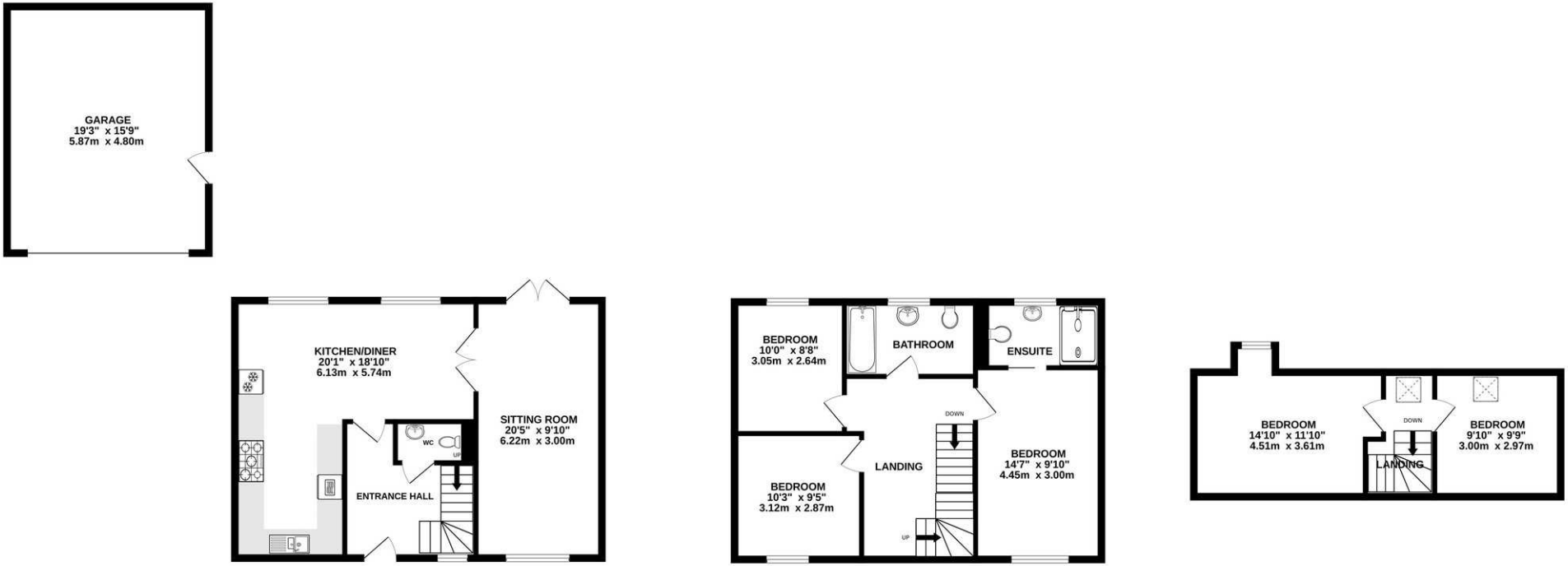
- Attractive south-facing rear garden, mainly laid to lawn with mature shrub borders, raised planters and a decked seating area

- Ample driveway parking leading to the garage, complete with electric roller door, power, light and useful laundry space.

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.

2ND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.
FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.
*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.