





£550,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy Rating

E

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Gas LPG central heating.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Feehold

Agents Note:

The sellers of 38 Main Road are currently converting the adjacent outbuildings to create a single-storey dwelling for their own occupation. Buyers should be aware that works may still be ongoing at viewing or completion and the shared access to the driveway entrance will apply.

Directions

From the Market Place in Somerton, turn right and continue through the town following B3153 to Langport. When reaching Shires Garage (approx 4 miles) turn right onto A372. Continue on this road for approx 4.4 miles crossing the A361 at the staggered junction. Take the first left into Main Road and follow to the next T junction. Turn left and continue on Main Road and turn left at The George Inn onto Back Lane. The property can be found on your right hand side.

Description

This attractive 1930s detached red brick home has been thoughtfully extended and enhanced over the years to create a substantial family residence offering flexible accommodation ideally suited to modern living. Whether accommodating multi-generational family members, working from home, or exploring guest accommodation opportunities, the versatile layout provides a wealth of possibilities.

The heart of the home is undoubtedly the impressive open plan kitchen, dining and family room. Featuring a vaulted ceiling, underfloor heating and large sliding patio doors opening onto the garden, this exceptional space is designed for both everyday living and entertaining. The contemporary kitchen is beautifully appointed with sleek handle-less units, an extensive range of integrated appliances, clever storage solutions and a substantial island with breakfast bar. The room flows seamlessly into dedicated dining and sitting areas, creating a sociable and welcoming environment. Further ground floor accommodation includes a generous entrance hall, utility room and WC, cosy snug with wood-burning stove and access to a further utility room/ kitchenette, shower room and a versatile ground floor bedroom, currently used as a home office. This section of the property lends itself perfectly to use as a self-contained annexe for a dependent relative, guests or potential bed and breakfast accommodation with it's own entrance via the side garden.

The first floor accommodation provides four bedrooms, including three generous doubles and a comfortable single bedroom. The master bedroom benefits from a dressing area and en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring both a bath and separate shower enclosure.

Location

Middlezoy is a vibrant village set amidst the Somerset Levels, offering a blend of historic charm and modern conveniences. Amenities include a historic church, a village hall, a Post Office/shop, a welcoming and renowned pub, Wady's Cider and Taproom and the popular Windmill Retreat with its spa and café. The village's close-knit community is complemented by its links to larger towns like Bridgwater and Taunton, which both offer mainline railway links to London, with fast trains to Paddington arriving within two hours. Equally, access to the M5 can be gained at junctions 23 and 24. Middlezoy has its own primary school and a bus provides transport to Huish Episcopi Secondary School, benefiting the village with easy access to shopping, leisure, and educational options.





Outside, the property enjoys a generous, enclosed rear garden designed with low maintenance and entertaining in mind. A large patio provides ample space for outdoor dining, complemented by a pergola-covered barbecue area and artificial lawn. The garden wraps around the property and also incorporates a private seating area, ideal for a hot tub, storage shed, a raised well, fitted with a safety grate cover and a side garden accessed from the front, laid to lawn with storage shed.

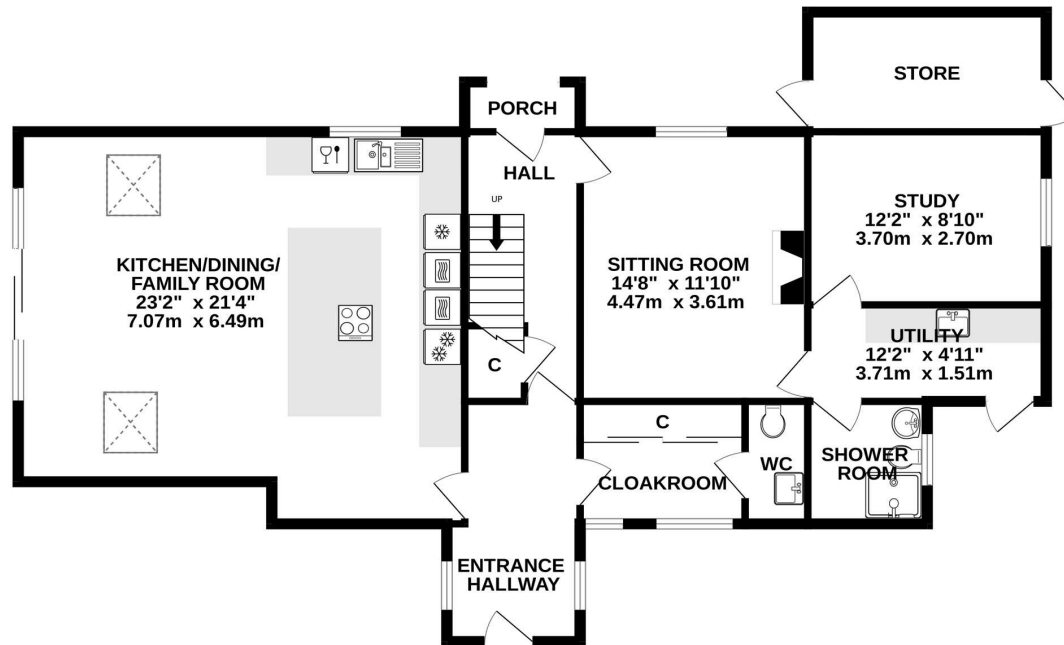
To the front, a gravelled driveway provides ample parking with electric car charging unit and is accessed via a shared pillar entrance with the neighbouring property.



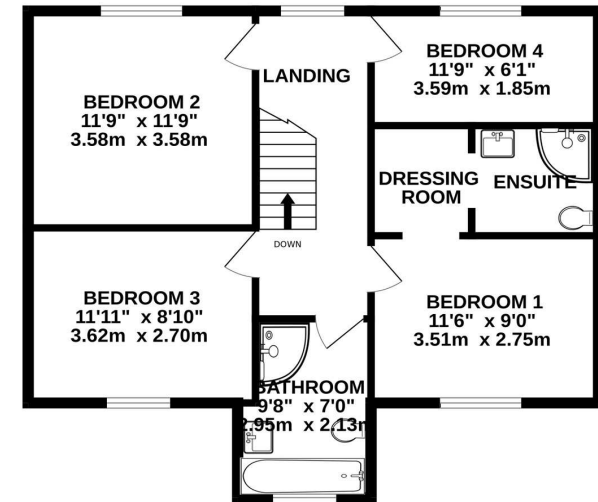
- Attractive and extended 1930s detached family home
- Exceptional open-plan kitchen/family room with island and vaulted ceiling
- Versatile layout ideal for multi-generational living or home working
- Potential annexe accommodation with bedroom, shower room and kitchenette
- Four bedrooms, en-suite to master bedroom and family bathroom
- Enclosed south-facing style garden designed for entertaining
- Private LPG central heating, double glazing throughout
- Ample driveway parking with electric car charging point
- Desirable village location offered for sale with no onward chain



GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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.
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