



**AGENT NOTE:** Please note this property is serviced by its own private septic tank

**DIRECTIONS:** From the Taunton direction proceed along the B3227 to Milverton roundabout. Take the first exit off the roundabout and drive straight ahead along Fore Street into the village until you come to a T junction with the village shop in front of you. Turn left in front of the shop and take the second right into Butts Way. Follow this lane for approximately 1.5 miles and at the next crossroads go straight ahead towards Bathealton following which after approximately 200 meters there is a five-bar gate on your right hand side where the property can be located.

**LOCATION:** Wiveliscombe which has a thriving welcoming community within 2.5 miles of Heathfield. There is a large co-op, two renowned local pubs (including the Black Bear, Chinese restaurant, fish and chip shop, and a nice few shops. Enroute to Wellington from Heathfield is the small friendly community at Langford Budville with another highly regarded pub and restaurant called the Martlet.

**GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, septic tank, oil fired central heating, telephone

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** w3w.co//panther.octagonal.meal

**Council Tax Band:** F

**Construction:** A mixture of cob and brick under a tiled roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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. 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.

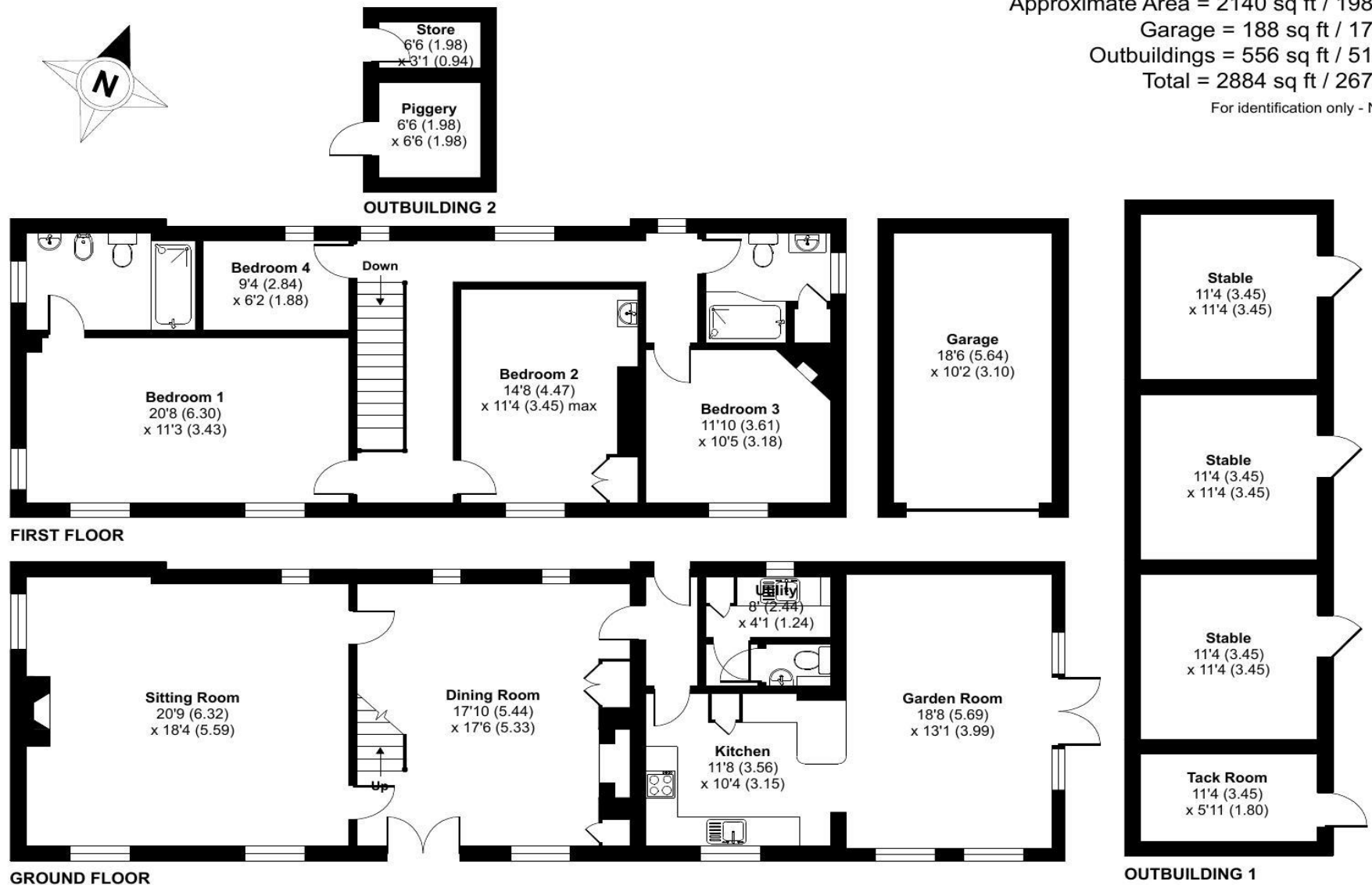
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

# Heathfield, Spring Grove, Milverton, Taunton, TA4

Approximate Area = 2140 sq ft / 198.8 sq m  
 Garage = 188 sq ft / 17.5 sq m  
 Outbuildings = 556 sq ft / 51.6 sq m  
 Total = 2884 sq ft / 267.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1264551

Heathfield dates back to 1890 and was cleverly extended in 1994, now offering a substantial and attractive detached family home surrounding by its own land totalling approximately 1.8 acres along with stables, outbuildings and ample parking.

The versatile accommodation, which is arranged over two floors provides two reception rooms offering plenty of space for everyday furnishings. The extended and well-appointed kitchen/family room is clearly the social hub of the home, fitted with a comprehensive range of matching wall and base units with contrasting worktops and tiled splashbacks with ample space for all kitchen appliances. The extension, which is currently used as a family room, enhances the kitchen and offers plenty of space for dining furnishings with French doors overlooking the patio area. The adjoining utility room provides additional space for further kitchen appliances and houses the boiler. Completing the ground floor is a useful cloakroom.

To the first floor there are four generous bedrooms all of which enjoy countryside views with the master offering an en-suite whilst the remaining bedrooms are serviced by the family bathroom. Outside, the secluded property is approached via its own private driveway leading to a detached single garage, old piggery outbuilding along with useful ample parking currently laid to gravel. The level gardens surround the property on all sides and total approximately 1.8 acres and are predominately laid to lawns with an abundance of mature trees along with an extended patio area perfectly positioned to enjoy views over the garden.

Furthermore, the property boasts three loose boxes and a tack room overlooking its own paddock. Benefiting from uPVC double glazing and oil-fired central heating, the property offers an excellent comfortable family home which would be ideal for multi generation living in an enviable and tucked away positioned.



- No onward chain
- Secluded position
- Ample parking
- Stabling and outbuildings
- Spacious detached cottage
- Approximately 1.8 acres of gardens/paddock

