



£269,950

At a glance...



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**holland
& odam**

4 Old School Close
Ashcott
Somerset
TA7 9RA

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater. Pass through the village of Walton and continue on into Ashcott. Pass the Ashcott Inn on your left hand side and continue a short distance taking the second right turn into High Street. Turn left into School Hill and immediately left into Old School Close where the property will be identified towards the end of the cul-de-sac on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



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, 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) 15miles.

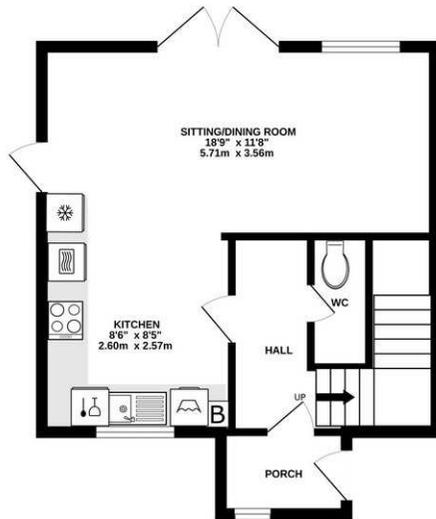
Insight

Beautifully decorated and well-presented throughout, this charming end-of-terrace former schoolhouse blends characterful features with modern living. With three bedrooms, a wrap-around garden, a garage and off-road parking, this hidden gem is not to be overlooked!

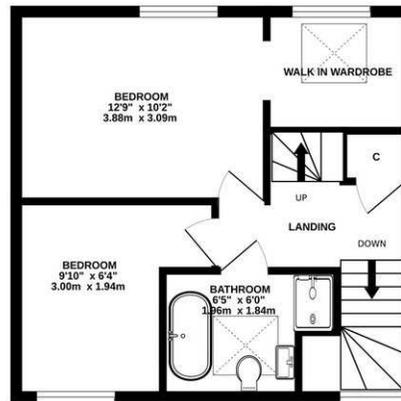
- A handy porch offers space for coats and shoes, leading to a welcoming hallway with a convenient downstairs cloakroom. Engineered oak flooring runs throughout the ground floor, adding warmth and style
- The stylish open-plan kitchen, living, and dining area makes superb use of space, with French doors and a separate garden door creating a bright, airy atmosphere filled with natural light
- Well-appointed kitchen boasting a range of wall, base and drawer units, fitted with integrated appliances including a fridge/freezer, dishwasher, oven, hob, and washing machine for a seamless finish
- Spread over two floors, the three bedrooms include two well-proportioned double bedrooms and a generously sized single, offering flexible and versatile living space
- The master bedroom features dual windows for a bright, airy feel, two original beams adding character, and the bonus of its own dressing area
- The stunning fully tiled family bathroom features an elegant roll-top bath, a separate shower enclosure, a WC, and a wash basin, combining style and practicality
- Boasting a south-facing wrap-around garden with lawn, raised beds, wooden pergola and patio area. Beautifully landscaped and low-maintenance, it's a perfect outdoor space
- Benefiting from one allocated off road parking space and single garage fitted with an up and over door



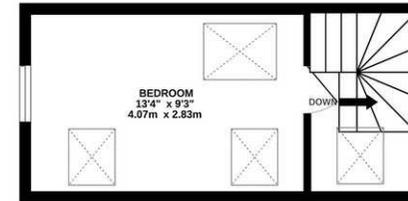
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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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.

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