

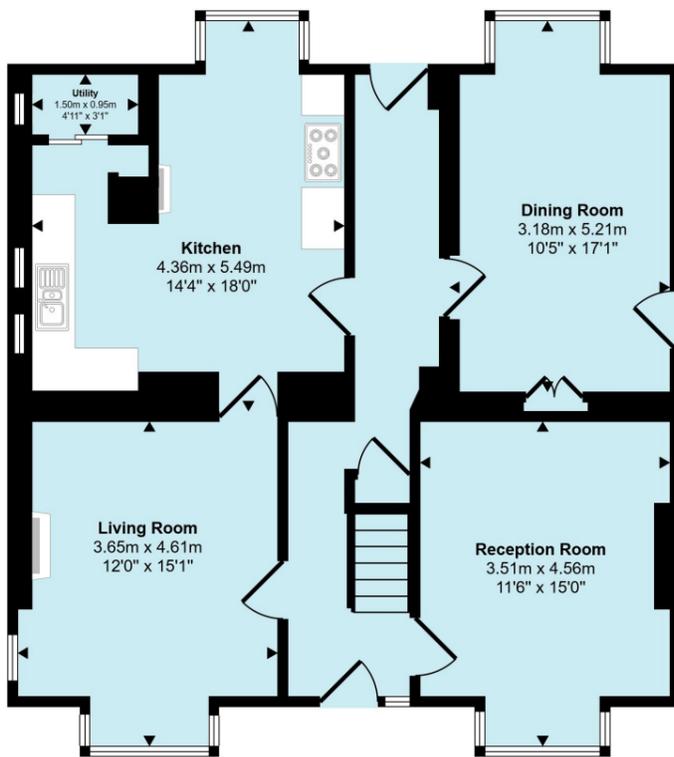


High Street
 Othery, Bridgwater, TA7
 OIEO £435,000 Freehold

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Wilkie May & Tuckwood

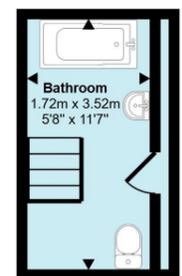
Floor Plan



Ground Floor



First Floor



Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This distinctive and character-filled home offers a spacious and versatile layout, ideal for modern family living while retaining a warm and inviting atmosphere of a period property.

- Village location of Othery
- Over 15' living room including bay window
- Dining room over 17'
- Further reception room over 15' into bay
- Over 18' kitchen
- Four double bedrooms
- Principal bedroom has en-suite bathroom
- Shower room
- Rear garden
- Off-road parking for a number of vehicles

THE PROPERTY:

On entering the property, you are welcomed by a spacious entrance and dining area that flows into a well-appointed kitchen - an ideal setting for both everyday family meals and entertaining guests. A practical utility space lies within the kitchen, offering potential for conversion into a downstairs cloakroom, if desired. From the kitchen, there is access to a spacious yet cosy living room, complete with a warming wood-burner perfect for relaxing evenings in. There is also a further reception room, ideal as a home office, playroom, or snug. The hallway leads out through a door to a pretty, enclosed rear garden, fully fenced and secure - perfect for children and pets.

Upstairs, the first floor comprises four well-proportioned bedrooms, two boasting original beams from the 18th century. The master suite, accessed via a few steps creates a sense of privacy and distinction, includes its own en-suite bathroom. A contemporary family bathroom serves the remaining bedrooms.

Brimming with character and unique style, this property is a must-see for those seeking something truly special. Additionally, it benefits from ample off-road parking for 3 to 4 cars, a large, covered porch, outside store and a delightful rear garden for entertaining or relaxing.

LOCATION:

The property is located in the sought-after and picturesque Somerset village of Othery, offering excellent connectivity to Taunton, Bridgwater, Langport, Glastonbury and Street. The village itself features a primary school (OFSTED - Good), village hall, and a strong sense of community. It is also conveniently located near the picturesque hamlets and villages of Burrowbridge, Middlezoy, Westonzoiland, and Aller.

Othery lies adjacent to two Sites of Special Scientific Interest - Southlake Moor and Sedgemoor - making it an attractive spot for nature lovers and those seeking tranquil surroundings.

The nearby market towns of Taunton and Street offer an extensive range of amenities, including retail outlets, leisure facilities, schools, and colleges. Taunton/Bridgwater also benefit from a mainline railway stations and excellent motorway access via junctions 23 and 24 of the M5, providing convenient travel to Bristol, Exeter, and beyond. The Berry's superfast coach to London also departs within 100m of the property every day.

In addition, the property is well-positioned for employment hubs such as Hinkley Point C and the Gravity Smart Campus, both major new developments set to bring innovation and economic growth to the region. These nearby projects enhance the area's appeal for professionals and investors alike.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, oil central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: D

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data both limited with O2.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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. Photographs taken and details prepared in May 2025.

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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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