





£650,000

To View:

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

-  4
-  1
-  2
- Energy Rating **F**

Council Tax Band **E**



**Services**  
Mains electricity, water and drainage are connected. Oil fired central heating system.

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold

## Directions

From Street, take the A39 towards Bridgwater, passing through Walton and Ashcott. After approximately six miles, turn right signposted to Catcott. Follow the road downhill and at the crossroads opposite the King William pub, turn left onto Broadway. Follow the road for a short distance where the property will be found on your right hand side and easily identified by our for sale board.

## Description

A rare opportunity to acquire this substantial four-bedroom detached family home located in the popular village of Edington. Offering well-proportioned and versatile accommodation throughout, the home delivers spacious and flexible living, perfect for growing families. Set within a generous wrap-around garden, there is exciting scope to extend or reconfigure, subject to the necessary planning permissions and consents. Further benefits include a single garage and a flexible layout suited to a variety of lifestyle needs.

Accessed via the storm porch, the property opens into a spacious reception hall featuring attractive herringbone flooring, which flows seamlessly throughout the principal ground floor reception rooms. A useful under stairs storage cupboard adds practicality, while doors lead to the main living spaces. To the left, a well-proportioned dual-aspect sitting room enjoys an abundance of natural light and centres around a feature fireplace with stone surround. The room also connects through to a study/home office, providing excellent flexibility for remote working or a variety of alternative uses. To the right of the entrance hall is a generously sized formal dining room, light and airy with a large window overlooking the front aspect. Adjacent lies the kitchen/breakfast room, fitted with a range of wall, base and drawer units, an integrated oven and hob, with space for a dishwasher. A large walk-in pantry provides further storage and space for a free standing fridge/freezer. There is ample room for a table and chairs, creating an ideal setting for informal dining or morning coffee. A door leads through to the utility room, complete with plumbing for laundry facilities and perfectly suited as a boot room, with direct access to the rear garden. Completing the ground floor accommodation is a convenient cloakroom/WC.

Stairs rise to the first floor, opening onto a generous landing that enhances the sense of space. From here there is access to the loft, an airing cupboard and an additional storage cupboard, providing excellent storage solutions. The first floor hosts four well-proportioned double bedrooms, all bright and airy with pleasant outlooks. The rear bedroom enjoys attractive views across the rooftops towards the Mendip Hills in the distance, while the front-facing room benefits from open views across the farmland opposite. Two of the bedrooms also feature built-in wardrobes or cupboard space, offering useful additional storage. The accommodation is served by a family bathroom, fitted with a bath and shower over, wash hand basin, bidet and WC, completing the well-balanced first floor layout.

## Location

The desirable village of Edington offers local amenities including, Village Hall, Old School Room, Doctors surgery, Church and Post Office/CO-OP supermarket at Gwilliams Store. The area offers a range of excellent educational options. The neighbouring village of Catcott is home to a well-regarded primary school. The region is also served by several sought-after secondary schools and sixth form colleges, with school transport available to reputable independent schools in Street (including Millfield), Taunton, and Wellington. Strode College in Street offers further education opportunities alongside cultural amenities like Strode Theatre. The village enjoys a convenient location with easy access to the A39 and M5 (Junction 23) just five miles away. Local bus services connect Edington and the surrounding villages to nearby towns, including Bridgwater and Street, providing access to a wide range of shopping, leisure, and transport links.





The property sits centrally within a superb wrap-around garden of impressive proportions, predominantly laid to lawn and offering a wonderful sense of space. Bordered by mature, well-established planting and hedgerows, the grounds enjoy a high degree of privacy and seclusion.

To the front, a magnificent established magnolia tree provides a striking focal point and seasonal interest. The garden offers a superb blank canvas, perfect for keen gardeners or those wishing to landscape and personalise the outdoor space to suit their own style. With a useful garden shed further enhancing its practicality. A gated driveway provides ample off-road parking and leads to a single garage with up-and-over door, power and light, together with a useful adjoining carport.



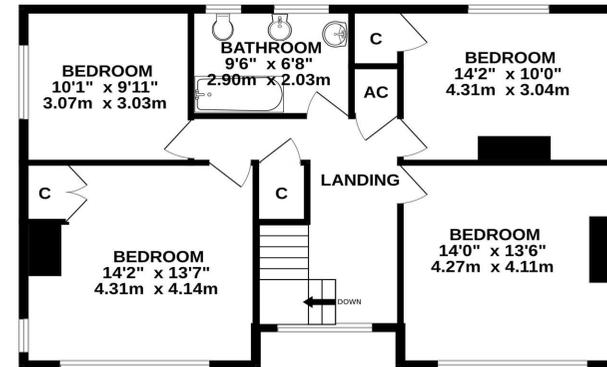
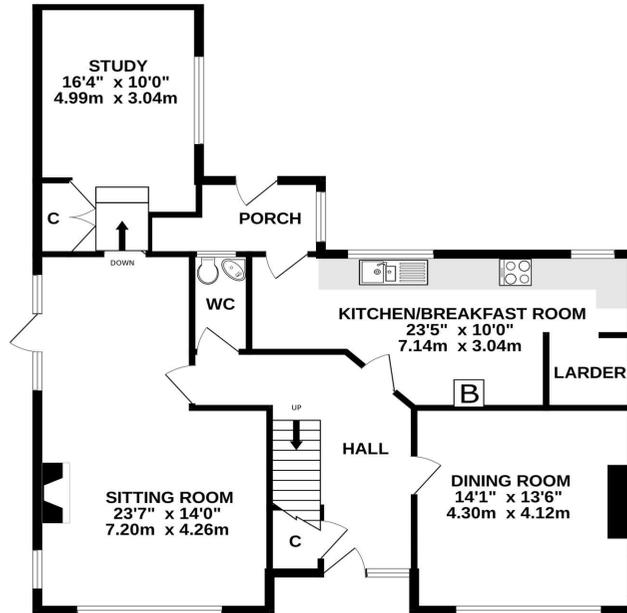
- Positioned within the popular village of Edington, enjoying open views towards the Mendip Hills and surrounding farmland.
- Substantial four-bedroom detached home with generous, well-proportioned accommodation extending to a versatile and spacious layout.
- Spacious kitchen/breakfast room with walk-in pantry. Well-equipped and ideal for informal dining and everyday living.
- Impressive dual-aspect sitting room featuring a stone fireplace and access to the versatile study/home office.
- Superb wrap-around plot with extensive lawns, mature borders, established planting and excellent privacy.
- Gated driveway, garage & carport with ample off-road parking leading to a single garage with power and light.





**GROUND FLOOR**  
1267 sq.ft. (117.7 sq.m.) approx.

**1ST FLOOR**  
798 sq.ft. (74.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2065 sq.ft. (191.8 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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