



FOR SALE

14 Lightgate Road, South Petherton, TA13 5AJ

£525,000



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Orchards Estates are delighted to bring to the market this charming four-bedroom detached family home, offered with no onward chain and beautifully presented throughout. Occupying a desirable position on the outskirts of the sought-after village of South Petherton, Withywood has recently been redecorated internally and offers spacious, versatile accommodation perfectly suited to modern family living. With ample off-road parking, an integral garage, four well-proportioned bedrooms, and three generous reception rooms, this is a property that must be viewed to be fully appreciated. The accommodation begins with an inviting entrance porch, leading into a spacious and welcoming hallway. To the front of the property is a well-sized reception room, flooded with natural light from large double-glazed windows. On the opposite side of the hallway are two additional reception rooms, offering flexible living space for families. One features a cosy gas fireplace, while the other benefits from a charming open fire, creating warm and characterful focal points. These rooms flow seamlessly into a bright and airy conservatory, which enjoys attractive views over the beautifully maintained rear garden. The kitchen/dining room provides an excellent space for both everyday living and entertaining. Enhanced by skylights that fill the room with natural light, it offers ample space for a dining table alongside a range of fitted units. A door leads through to the practical utility room, complete with plumbing for a washing machine, sink facilities, and internal access to the garage, which is fitted with an electric up-and-over door. The first floor comprises four comfortable bedrooms, three being doubles and the fourth being a smaller office sized bedroom, including a generous principal bedroom with its own en-suite shower room, fitted with a shower cubicle, WC, and wash hand basin. The remaining bedrooms are served by a well-appointed family bathroom featuring a bath with shower over, WC, and wash hand basin. Outside, the property continues to impress. The rear garden has been meticulously maintained and is predominantly laid to lawn, creating an attractive and private outdoor space. A patio area provides the perfect spot for outdoor dining and relaxation. Combining generous living accommodation, excellent presentation, and a highly desirable village location, Withywood represents a wonderful opportunity to acquire a superb family home in South Petherton. Early viewing is highly recommended.



LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, restaurant, wine bar, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach

The property can be found on Lightgate Road.

Ground Floor

Stepping inside, a welcoming porch opens into a generous entrance hall that sets the tone for the spacious accommodation throughout. Positioned at the front of the property is an attractive sitting room, bathed in natural light through large double-glazed windows and offering a comfortable space to relax. Further reception accommodation can be found across the hall, providing excellent versatility for modern family living. One room enjoys the warmth of a gas fireplace, while another features a charming open fire, creating a cosy and inviting atmosphere. These reception spaces connect effortlessly to the conservatory, a bright and tranquil room that overlooks the beautifully maintained rear garden. The kitchen/dining room forms the heart of the home, offering a wonderful setting for both everyday family life and entertaining guests. Flooded with natural light from overhead skylights, the room provides ample space for a dining table alongside a range of fitted cabinetry and work surfaces. Adjoining the kitchen is a practical utility room, complete with sink facilities and plumbing for laundry appliances, while internal

access leads directly to the integral garage, fitted with a convenient electric up-and-over door.

First Floor

The first floor hosts four bedrooms, three being good sized and the fourth being a office sized bedroom, offering flexible accommodation for families of all sizes. The spacious principal bedroom benefits from its own en-suite shower room, complete with a shower enclosure, WC, and wash hand basin. The remaining bedrooms are served by a neatly presented family bathroom, fitted with a panelled bath with shower over, WC, and wash hand basin.

External

Outside, the property continues to impress. The rear garden has been meticulously maintained and is predominantly laid to lawn, creating an attractive and private outdoor space. A patio area provides the perfect spot for outdoor dining and relaxation, while a useful timber shed offers additional storage.

Material Information

- Freehold
- Council Tax Band - E
- Off Road Parking for three vehicles
- Mains Gas, Electric, Water, and Drainage
- Garage with Electric Up and Over Door
- Open Fire Place
- We are reliably informed by the current owners that the chimney was last swept in October 2025.
- Loft is partially boarded with a ladder and lighting
- Broadband - Ultrafast broadband 1800mbps (Ofcom)
- Flood Zone 1 - Low Flood Risk (Gov.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area[®]

145.1 m²

1559 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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