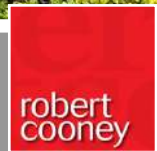




The Woods Lower Merridge TA5 1DT





In a peaceful rural Quantock Valley setting, this beautifully restored and extended former Georgian cottage is defined by its striking oak-framed, vaulted kitchen/living space - a barn-style room of real scale with extensive glazing opening onto decks and balconies, designed to make the most of the south-west facing views and drawing in the surrounding countryside. The main house now provides four bedrooms and over 4,700 sq ft of well-balanced accommodation, thoughtfully arranged to take full advantage of its elevated position and outlook. Further features include a separate one-bedroomed holiday let providing additional flexibility for a variety of uses, including multigenerational living or as an excellent home office environment, together with an indoor heated swimming pool, gym, car port and ample driveway parking.





Features

- Entrance Hall
- Open plan Sitting Room / Kitchen / Breakfast Room with vaulted ceiling, exposed wooden beams, Velux windows, triple French doors to garden, granite work surfaces and professional + Rangemaster cooker
- Dining Room with open fireplace and French doors to garden
- Cinema Room with open fireplace and French doors to garden
- Study
- Gym with Velux windows
- Downstairs Bathroom with separate shower
- Pool Room with heated pool with bi-fold doors to Terrace
- Master Bedroom Suite with Dressing Room, fitted wardrobes and Ensuite Bathroom with his and hers basins
- Bedroom 2 with French doors to Juliet Balcony, fitted wardrobe and Ensuite Bathroom
- 3 further double Bedrooms with fitted Wardrobes
- Holiday let - Kitchen / Living / Dining Room with French doors to garden
- Holiday let - Bedroom
- Holiday let - Shower Room
- Established gardens and grounds extending to 4.87 Acre
- Car Port and ample driveway parking
- Plant Room
- Log Store
- Oil fired central heating
- Private drainage
- Solar panels generating approx. £1000 pa
- Council tax band G
- What3words:
///roost.spreading.parsnips















The Woods is located in the small hamlet of Lower Merridge set within the Quantock Hills, designated as a National Landscape, surrounded by characterful, older properties and scenic surroundings the area offers a peaceful, countryside lifestyle.

The nearby village of Spaxton provides good local amenities to include post office/shop, village inn and primary school.

Taunton, the Country town of Somerset, is situated 6.7 miles away. The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.



Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

The Woods, Lower Merridge, Bridgwater, TA5 1DT

Approximate Area = 4358 sq ft / 404.8 sq m (excludes carport)

Outbuildings = 1284 sq ft / 119.2 sq m

Total = 5642 sq ft / 524 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney. REF: 1432348

Main House

Holiday Let



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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cooney**

