

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



7 BLACKTHORN WAY, SOMERTON, SOMERSET, TA11 6PL



7 Blackthorn Way

Somerton, Somerset, TA11 6PL

Glastonbury 8 miles, Street 6 miles, Langport 4 miles, Castle Cary 10 miles (Paddington 1.5 hours). Yeovil 12 miles (Waterloo 2.5 hours). Taunton/M5 (J25) 16 miles. A303 3.5 miles (Distances & times approximate).

A well positioned link-detached family home enjoying a delightful setting on the edge of a quiet cul-de-sac, with adjoining farmland, pleasant gardens, garage and countryside views.

The property offers well-balanced accommodation extending to approximately 1,000 sq. ft. and presents an excellent opportunity for those seeking a comfortable family home within easy reach of the amenities of Somerton.

The accommodation briefly comprises entrance hall, an open plan sitting/dining room, conservatory, kitchen, ground floor w/c, three bedrooms including an ensuite shower room to the principle bedroom and a family bathroom. Outside, there are attractive front and rear gardens, plenty of off-road parking and a single garage with integral access.

Accommodation

The house is conveniently situated towards on the edge of this popular residential development, and enjoys a particularly enviable position, backing directly onto open farmland and benefitting from far-reaching rural views.

A welcoming entrance hall provides access to the principal ground floor accommodation and includes a useful cloakroom. The open plan sitting and dining room is a particularly generous reception space extending the full depth of the house, enjoying an abundance of natural light from windows to the front and glazed doors opening into the conservatory beyond.

The conservatory provides an additional reception area and is perfectly positioned to take advantage of the delightful outlook across the rear garden and neighbouring fields. Adjoining the reception space is the kitchen, fitted with a range of wall and base units with ample work surfaces, integrated cooking facilities and space for appliances. A door leads directly into the garage.

To the first floor are three well-proportioned bedrooms. The principal bedroom enjoys views over the garden and countryside beyond and benefits from fitted wardrobes together with an en-suite shower room. Bedroom two also includes fitted wardrobes, whilst bedroom three provides a comfortable single bedroom, nursery or home office.

The family bathroom serves the remaining accommodation and comprises a bath, wash hand basin and WC.





Outside

To the front of the property a driveway provides off-road parking and leads to the attached single garage. The front garden is principally laid to lawn with established planting and enjoys an attractive open aspect towards the adjoining farmland.

A gated side access leads to the enclosed rear garden, which is predominantly laid to lawn with patio and gravelled seating areas, creating an ideal space for outdoor entertaining and family enjoyment.

The garden adjoins open fields, affording a high degree of privacy and providing an attractive rural backdrop.

The attached garage offers additional storage and has direct access into the kitchen.

Situation

Somerton is one of Somerset's most attractive and historic market towns, reputed to have been the ancient capital of Wessex. The town offers an excellent range of day-to-day amenities including independent shops, cafés, public houses, restaurants, artisan bakery, wine merchants, arts centre and the magnificent Parish Church of St Michael and All Angels.

The surrounding area provides excellent educational opportunities with a range of highly regarded state and independent schools including King Ina Academy, Huish Episcopi Academy and the renowned Millfield School at Street.

Communications are excellent with the A303 approximately 4.5 miles distant providing access to London and the South West, whilst the M5 motorway can be joined at Junction 23. Mainline railway stations can be found at Castle Cary, Taunton and Yeovil.

Services, Tenure and Other Points

Freehold

Mains water, electricity and gas are connected.

Mains drainage.

Gas central heating.

Double glazing.

Somerset Council – council tax band D

EPC rating D

The property is being offered for sale with no onward chain





Important Notes

Please see all the notes below – particularly the section referring to identity and AML requirements

As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property. We are required to use a specialist third party service to verify the purchaser(s) identity.

The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

Property Details

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings are by appointment with the Agents.

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P.S.

A few extra comments

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.

Sometimes we can negotiate an agreement to suit both sellers and buyers.

Sometimes a bridging loan can solve problems and remove stress.

Call us for information on any of these points



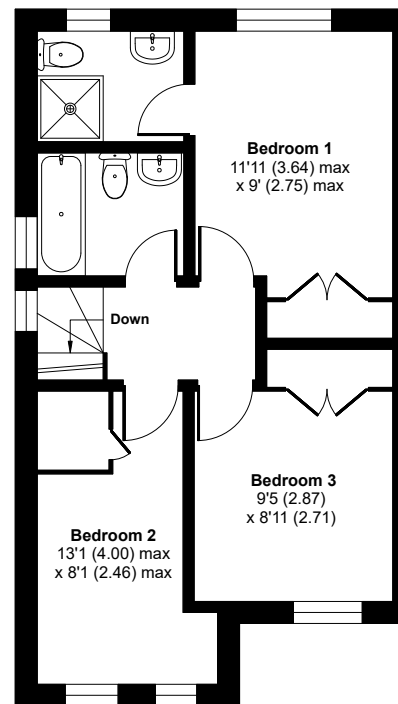
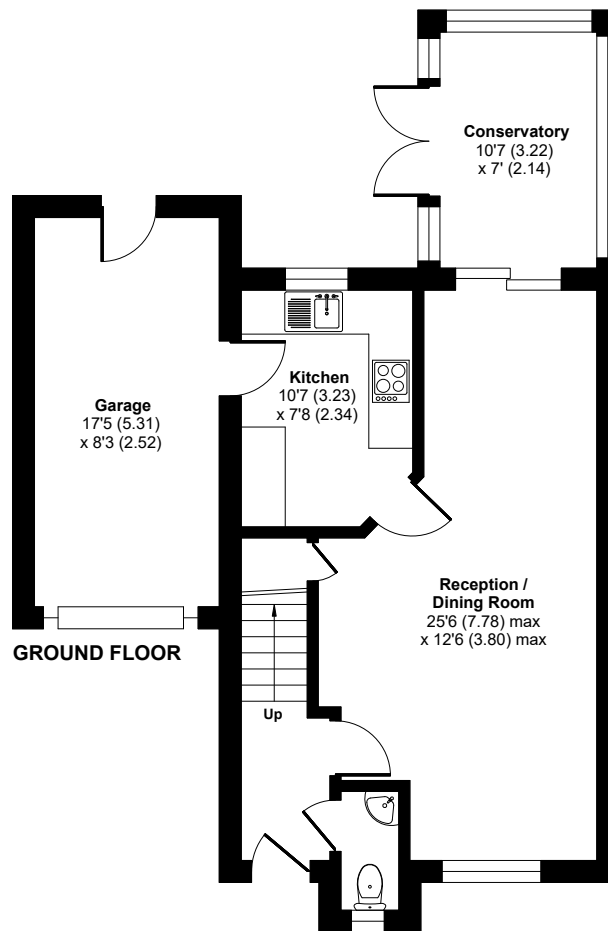
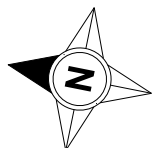
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Approximate Area = 929 sq ft / 86.3 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1479724

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