holland&odam

Karelia | Low Ham| Langport | Somerset | TA10 9DZ

£595,000

To View:

Holland & Odam
Market Place, Somerton
Somerset, TA11 7NB
01458 785100
somerton@hollandandodam.co.uk

4

1

4

Energy Rating C

Council Tax Band E

Services
Mains electricity and water are connected. Heating via air source heat pump system. Private drainage via Septic Tank.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Karelia | Low Ham| Langport | Somerset | TA10 9DZ

Directions

From Somerton, proceed along the B3153 towards Langport, continuing over Somerton Hill and Pitney Hill. At the top of Picts Hill, turn right onto New Hill and continue towards Low Ham. At the sharp left-hand bend, bear right into the village. Upon reaching The Chapel, turn left, where the property will be found a short distance along on the right-hand side.

Description

A beautifully renovated four bedroom detached family home, occupying a generous wrap around plot in the highly sought after village of Low Ham, enjoying open countryside views to the rear, ample parking and no onward chain.

The property is entered via a welcoming entrance porch, complete with a convenient ground floor WC, leading into a spacious hallway with useful built-in storage. A versatile study provides an ideal home office, playroom or snug, depending on individual requirements.

Recently and thoughtfully renovated by the current owners, this impressive detached home offers spacious, well balanced accommodation ideally suited to modern family living. Set within generous mature gardens, the property enjoys a wonderful position backing onto open countryside, creating a peaceful setting while remaining within easy reach of local amenities.

The generous living room forms the heart of the home and features a contemporary built-in media wall, creating a stylish focal point for everyday family life. Open to the living room is a separate dining room, which in turn flows into a bright conservatory overlooking the gardens, offering excellent space for entertaining and enjoying the surrounding views throughout the year.

The modern fitted kitchen has been finished to a high standard and incorporates a range of integrated appliances, while the adjoining utility room provides additional storage, space for laundry appliances and ample room for coats, boots or even pets after countryside walks.

To the first floor are four well-proportioned bedrooms, all served by a spacious family bathroom, fitted with both a separate bath and walk-in shower.

Location

Low Ham is a highly sought-after Somerset village, enjoying a peaceful rural setting surrounded by open countryside whilst remaining conveniently positioned between the popular market towns of Langport and Somerton. The village is known for its friendly community, attractive countryside and excellent network of public footpaths and bridleways.

Nearby Langport offers a wide range of everyday amenities, including independent shops, supermarkets, cafés, schools, doctors' surgeries and leisure facilities. The area is also well placed for commuters, with easy access to the A303, M5 motorway and mainline rail services from Castle Cary and Taunton, providing direct links to London.

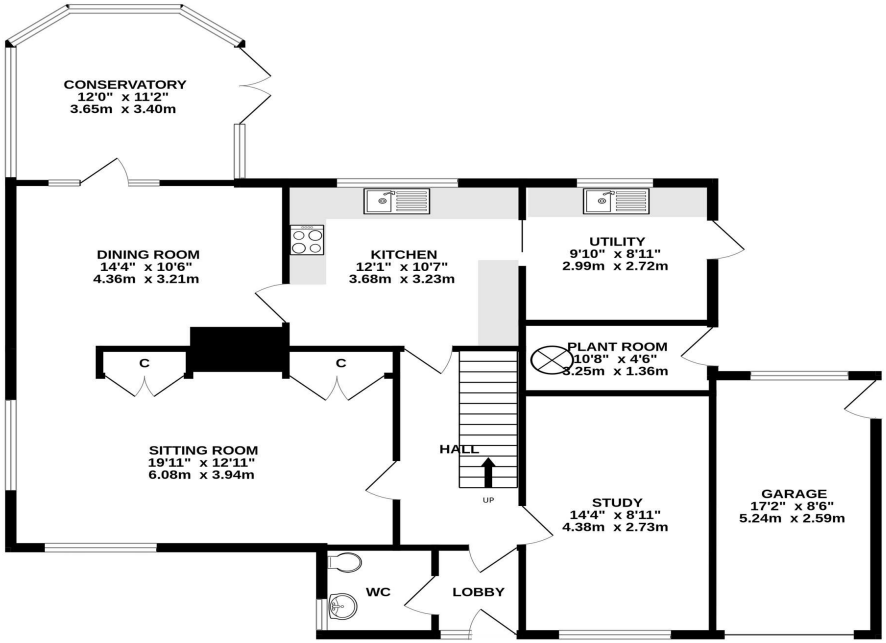
Combining the tranquillity of village life with excellent accessibility, Low Ham remains one of the area's most desirable rural locations.

The property occupies an attractive wrap-around plot with beautifully established gardens to both the front and rear. The rear garden enjoys an open outlook across the surrounding countryside, providing an idyllic setting for outdoor dining, entertaining or simply relaxing. To the front, a generous driveway provides ample off-road parking and leads to a single garage. The property has also benefited from significant recent improvements, including the installation of an energy-efficient air source heat pump. There is also potential for the installation of solar panels, subject to the necessary permissions.

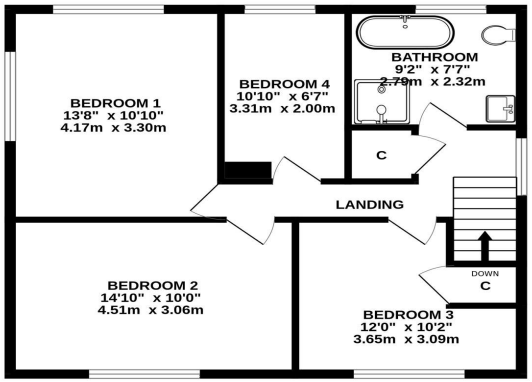
Offered to the market with no onward chain, this is an excellent opportunity to acquire a beautifully presented family home in one of the area's most desirable village locations.

- Offered for sale with no onward chain
- Recently renovated detached family home in a sought after village setting
- Four well proportioned bedrooms with a spacious family bathroom
- Stylish living room with bespoke media wall, separate dining room and conservatory
- Modern fitted kitchen with integrated appliances and separate utility room
- Versatile study/playroom ideal for home working or family life
- Generous wrap around gardens with open countryside views
- Air source heat pump, ample driveway parking and single garage

GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.2 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.
Made with Metropix ©2026

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.
FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.
*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.