

Highcroft
Woolavington
Bridgwater
TA7 8EU







£375,000

- Modern Detached Property
 - Four Bedrooms
 - En-Suite Shower Room & Family Bathroom
 - Open-Plan Living Room
 - Kitchen/Dining Room
 - Utility Room & Cloakroom
 - Parking On Own Driveway
- Enclosed Rear Garden & Outbuilding/Office
- Superb Countryside Views To The Rear Aspect
- EPC RATING: C



This stunning property boasts a contemporary design that seamlessly blends style and functionality. The spacious open-plan layout creates a welcoming atmosphere, perfect for both entertaining guests and everyday family life. The kitchen is a true highlight, featuring sleek fitted units with wooden worksurfaces and an island unit that serves as a focal point and provides ample space for preparing meals.

The garage has been ingeniously transformed into a convenient storage area, utility room, and cloakroom adding to the practicality of this home, offering convenience and ease of living.

One of the standout features of this property is the breathtaking views it offers. From the rear aspect, you can enjoy views of the picturesque surrounding countryside, providing a tranquil and idyllic backdrop.

Set within a sought-after modern development in the charming village of Woolavington, Somerset, this home offers the perfect blend of contemporary living and a peaceful rural setting. Don't miss the opportunity to make this exceptional property your own.

ACCOMMODATION

This charming property boasts a range of modern features, including double glazing and gas central heating, ensuring a comfortable living environment. As you step into the entrance hallway, you are greeted by a warm and inviting atmosphere. The lounge, complete with a cozy wood burner, seamlessly flows into the open-plan kitchen/diner featuring an island unit and bi-fold doors leading to the picturesque rear garden. Additionally, a utility room and cloakroom are conveniently located on the ground floor.

Moving upstairs, you will find four well-appointed bedrooms and a stylish bathroom. The primary bedroom enjoys the luxury of an en-suite shower room, while the rear-facing bedrooms offer breathtaking countryside views, creating a tranquil and serene ambiance.

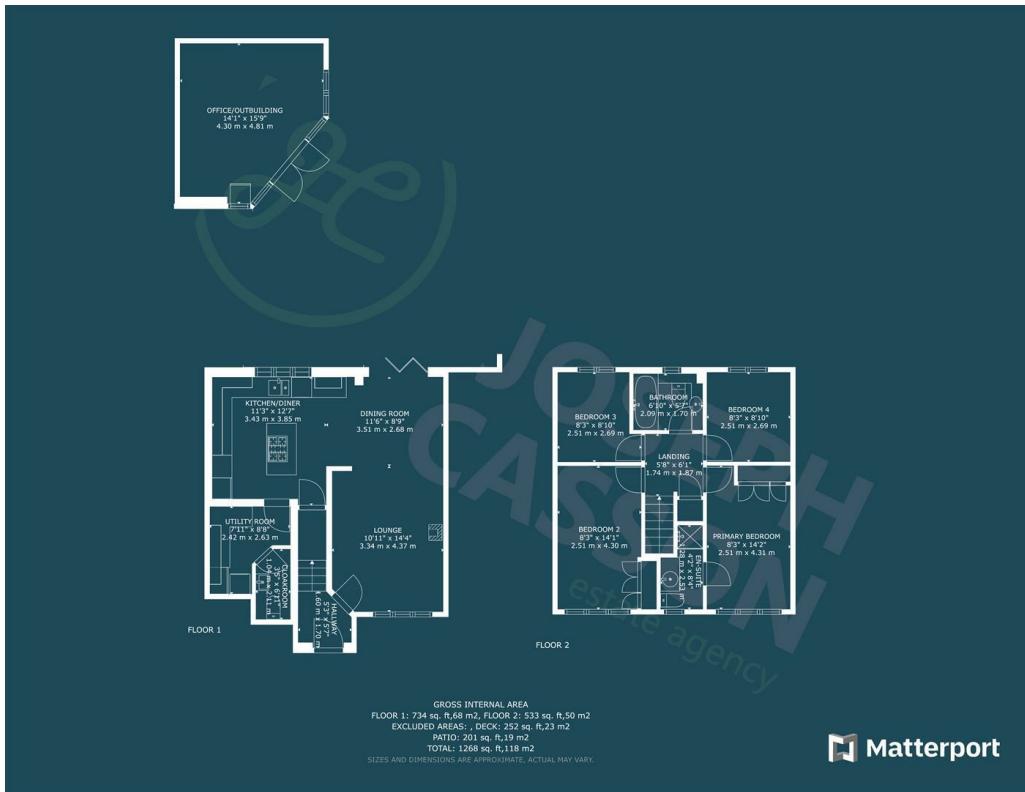
Outside, the front of the property provides ample parking, and the garage door provides access to a storage area (the rest of the original garage has been cleverly transformed into a practical cloakroom and utility room). The rear garden, thoughtfully landscaped, offers multiple seating areas and showcases stunning vistas of the surrounding countryside. An additional outbuilding, currently used as a home office, adds further versatility to this remarkable property. The hot tub is available under separate negotiations.

LOCATION

Woolavington offers a range of amenities, including: a local church, village hall, infant and primary schools, and a Co-Op store. The M5 motorway, Junction 23, can be accessed from the neighbouring village of Puriton.

The market town of Bridgwater is approximately 5 miles distance away and offers a wide range of shops, educational and leisure facilities. There are main line rail links via Bridgwater Railway station plus a daily coach service to London Hammersmith from Bridgwater Bus station.





Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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