



White House, Mill Lane, Othery, Bridgwater TA7 0QT

£395,000

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Making home moves happen

Superb detached cottage with large gardens , ample parking and large garage, which dates back to the 1850's but was enlarged and refurbished in 2010 to make a fantastic large family home. The kitchen, utility and cloakroom have under floor heating but all 3 receptions have wood burning stoves and the whole house has oil central heating. 4 double bedrooms, en-suite shower room and dressing room to master. Superb blend of character features with modern comforts.

Energy rating : C-74

THE PROPERTY

The property is situated in a no through road location in this favoured village which is approximately 8 miles from Bridgwater and 12 miles from Taunton. The village has a public house, post office and primary school and falls within the catchment area of Huish Episcopi Secondary School. It dates back to 1850 but has been enlarged and refurbished in 2010 to make a large family home with real panache. It has wood burners, oak doors, quality kitchen and superb master bedroom suite with dressing room and en-suite shower room. There is a substantial family bathroom with Jacuzzi bath and double width shower cubicle. The property has oil central heating and under floor heating to the kitchen, hall and utility, and quality double glazing with a 10 year guarantee from 2010.

LARGE DETACHED VILLAGE PROPERTY
EXTENDED AND REFURBISHED IN 2010
3 RECEPTION ROOMS & 4 DOUBLE BEDROOMS
SUPERB PRESENTATION THROUGHOUT
MASTER BEDROOM WITH DRESSING ROOM AND SHOWER ROOM
LARGE GARDENS WITH AMPLE PARKING AND GARAGE
OIL CENTRAL HEATING AND WOOD BURNING STOVES
QUALITY DOUBLE GLAZING
NO ONWARD CHAIN





Entrance Hall	28' 3" x 6' 7" (8.60m x 2.01m) narrowing to 3' 7" (1.09m)
Sitting Room	15' 4" x 13' 1" (4.67m x 3.98m) wood burner.
Study	16' 8" x 9' 2" (5.08m x 2.79m) wood burner.
Dining Room	16' 0" x 13' 6" (4.87m x 4.11m) wood burning stove.
Kitchen	17' 4" x 11' 3" (5.28m x 3.43m) comprehensively fitted, granite sink with waste disposal, Leisure range cooker.
Utility room	11' 5" x 10' 0" (3.48m x 3.05m) (max)
Cloakroom	
Landing	15' 11" x 6' 6" (4.85m x 1.98m) exposed beams.
Bedroom 1	16' 4" x 13' 10" (4.97m x 4.21m) vaulted ceiling, exposed beams.
Dressing Room	8' 3" x 4' 9" (2.51m x 1.45m)
En-suite Shower Room	8' 3" x 6' 0" (2.51m x 1.83m)
Bedroom 2	13' 8" x 13' 0" (4.16m x 3.96m)
Bedroom 3	14' 0" x 11' 4" (4.26m x 3.45m)
Bedroom 4	16' 7" x 9' 5" (5.05m x 2.87m)
Bathroom	11' 4" x 8' 8" (3.45m x 2.64m) Jacuzzi bath and double width shower cubicle.
Outside	Large gardens, multiple off road parking.





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.

GROUND FLOOR
 APPROX. FLOOR
 AREA 1041 SQ.FT.
 (96.7 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission, or in statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
 APPROX. FLOOR
 AREA 1026 SQ.FT.
 (95.3 SQ.M.)

