

STONE DROVE

gth

BAWDRIP





Woodpeckers Lodge, Bawdrip, Somerset, TA7 8QE

Bridgwater 4.2 miles; Taunton 16.6 miles; Bristol 36.5 miles



A beautifully presented detached bungalow situated on the edge of this popular village. Attractive gardens, garage and extensive parking. Paddocks, stables and arena/sand school and a total plot extending to approx. 4.4 acres.

Freehold Guide Price £795,000

DESCRIPTION

Woodpeckers Lodge is an attractive detached bungalow which was constructed in the year 2000 and is situated on the edge of the popular and convenient village of Bawdrip with fantastic countryside views. The property sits within a plot that extends to approximately 4.42 acres and includes gardens, immaculately maintained and fenced paddocks, stables and an arena, all of which is perfectly set up for those looking for a small-holding or equestrian facilities.

The well-presented and spacious accommodation is arranged over a single storey and briefly comprises; an open covered porch area with front door leads into a welcoming L-shaped hallway with a range of useful coats and storage cupboards along with doors providing access to all rooms. The double aspect sitting room has a lovely bay window to the front elevation and a feature fireplace with an open fire. The open plan kitchen/dining room is a particular feature of the property and overlooks the gardens and paddocks. The kitchen area is well-fitted with a comprehensive range of wall, base and drawer units and incorporates a built-in double oven and hob. From the dining area, French doors open out onto a decked area and leading off the kitchen you will find a useful utility and WC. Returning to the hallway, there are three double bedrooms and

bedrooms one and two both have the benefit of built-in wardrobes. Bedroom one also has an ensuite shower room. A family bathroom with corner jacuzzi bath and separate shower cubicle, completes the accommodation.

An early viewing is strongly recommended to fully appreciate this lovely bungalow in a pretty village setting.

OUTSIDE

The outside space of Woodpeckers Lodge is another feature of the property and the gardens and grounds are very well-maintained and presented in immaculate condition. A decked area directly leading off the dining room is a perfect space for alfresco dining and summer entertaining and takes full advantage of surrounding countryside. The gardens are predominantly laid to lawn and interspersed with trees, a pond and a variety of plants and shrubs. There is a useful shed/garden store. The horse arena/sand school extends to 40m x 20m, the paddocks are individually fenced and the stable block comprises of 4 stables, a hay barn, a tack room and an enclosed hard standing yard area. To the front there is an integral garage with power, light, up and over door and rear door. The extensive driveway provides parking for numerous vehicles and the property is bordered by a low stone wall and entered through five bar gates.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax: *Somerset Council—Band F.*

SITUATION

The property occupies a delightful edge of village location on the southern slopes of the Polden Hills and enjoys far reaching views of open countryside. The town of Bridgwater lies some 4 miles to the west and the town of Street with the popular Clarks Village shopping complex and renowned Millfield School can be found approximately 10 miles east. Although semi-rural, the M5 motorway at junction 23 is within a 2 miles drive and the A39 Glastonbury road lies a short distance to the north, facilitating communications north to Bristol and south to the county town of Taunton and the remainder of the



West Country. Bristol international airport is approximately 25 miles and there is a mainline rail link in Bridgwater and Taunton, which also provide a direct service to London Paddington. The property is also perfectly situated for the new Gigafactory at Puriton which is just under 3 miles away and is currently under construction.

DIRECTIONS

What3words:///takes.footballers.clearcut

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 35 Mbps, highest available upload speed 7 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone/Block.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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WOODPECKERS LODGE

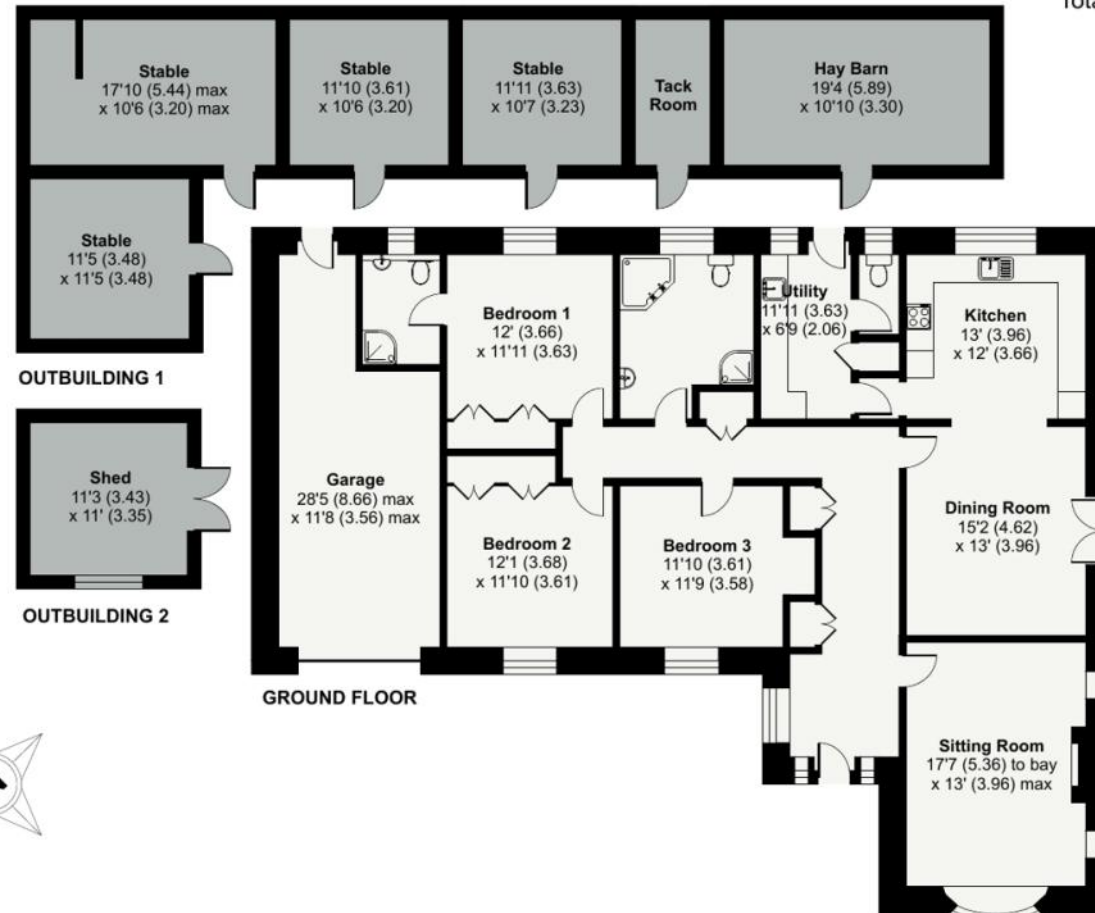
Bawdrip, Bridgwater, TA7 8QE

Approximate Area = 2006 sq ft / 186.4 sq m (includes garage)

Outbuilding(s) = 1037 sq ft / 96.3 sq m

Total = 3043 sq ft / 282.7 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). © nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1319578



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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