

CHEDZOY

gth

AISHOLT





Chedzoy, Aisholt

Bridgwater, Somerset, TA5 1AR

Bridgwater 8.7 miles; Taunton 8.0 miles; Bristol 49.1 miles

 2
  3
  1
  241.6sqm

A unique period Cottage situated in a picturesque setting within the heart of the Quantock Hills.

Heated swimming pool, double garage, parking annexe & attractive gardens. Total plot extends to approximately 1 acre. No onward chain.

Freehold Guide Price £675,000

DESCRIPTION

Chedzoy is a charming detached cottage situated in an elevated position within the desirable hamlet of Aisholt. This period home dates back to the early 17th century with latter extension in the 1960's. Over the last 18 years, the current owners have maintained and improved the property with the addition of a kitchen extension. This family home offers a wealth of character features and is offered for sale with no onward chain. The spacious and well-presented accommodation is arranged over two floor and briefly comprises; an entrance door opens into a hallway with staircase rising to the first floor, WC/utility and doors leading into the kitchen and dining room. The kitchen is well-fitted with a good range of units along with a useful pantry. The kitchen opens into a fantastic L-shaped breakfast room and study area with Aga, Velux windows, doors opening into the dining room and external door leading out to the gardens. Both the dining room and sitting room are well-proportioned with ceiling beams and Inglenook fireplaces. On the first floor there is a family bathroom with four piece suite to include a bath and separate shower cubicle. You will find three bedrooms all of which have built-in storage and the principal bedroom is triple aspect with fine views over the gardens and Quantock Hills. Additionally, there is a stone built detached single storey annexe with sitting/bedroom, kitchen, shower room and conservatory, perfectly place to enjoy the beautiful gardens. An early viewing is essential to fully appreciate this lovely home in a pretty, rural setting.



OUTSIDE

The gardens and grounds of Chedzoy are a particular feature of the property and extend to approximately 1 acre in total. Elevated in nature and featuring a large sun terrace offering outstanding views and beside which is a heated swimming pool, providing the perfect places for summer entertaining and outside dining. A double garage is located below with up and over door, light, power and swimming pool controls. The garden is predominantly laid to lawn with an abundance of mature trees, shrubs and attractive flower beds. Beyond the first section of garden is a fenced area with a good selection of trees together with a timber potting shed, vegetable beds and a pedestrian gate opening to the paddock. The paddock extends to approx. half an acre and contains a useful field shelter and separate gated access at the top which is via a side lane.

Agents Note

Right of access along the driveway at the front of the property to the garage and right of access to the rear paddock gateway from the access drive to the neighbouring field behind the property.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Electric fired central heating with a septic tank for drainage. **Council Tax:** *Somerset Council—Band F*

SITUATION

The stunning hamlet of Aisholt is nestled within the Quantock Hills and is almost equidistant from the county town of Taunton and Bridgwater. Many rural pursuits can be enjoyed within the Quantock Hills and the property is to be found a short distance from Hawkridge Reservoir, well known for its fly fishing. The nearest village of note is Nether Stowey which offers a fine range of village amenities to include a convenience store, pubs, Primary School and Medical Centre. The town of Bridgwater is approximately 8 miles away and offers a wider range of shopping and leisure facilities. You will find mainline rail links at Bridgwater and Taunton and access to the M5 motorway.

DIRECTIONS

What3words:///stamp.sprinkler.lowest—From Bridgwater leave the town along West Street which turns into Durleigh Road. Continue out of town following the road to Spaxton, continue straight through



the village, passing Hawkridge Reservoir on the right until reaching the T junction. Turn left and after a short distance turn right signposted to Aisholt. Climb the hill bearing right at the top and as the road descends Chedzoy will be found as the first property on the left hand side.

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 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 MEDIUM RISK from Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone built and block wall with insulated cavity with clay roof tiles.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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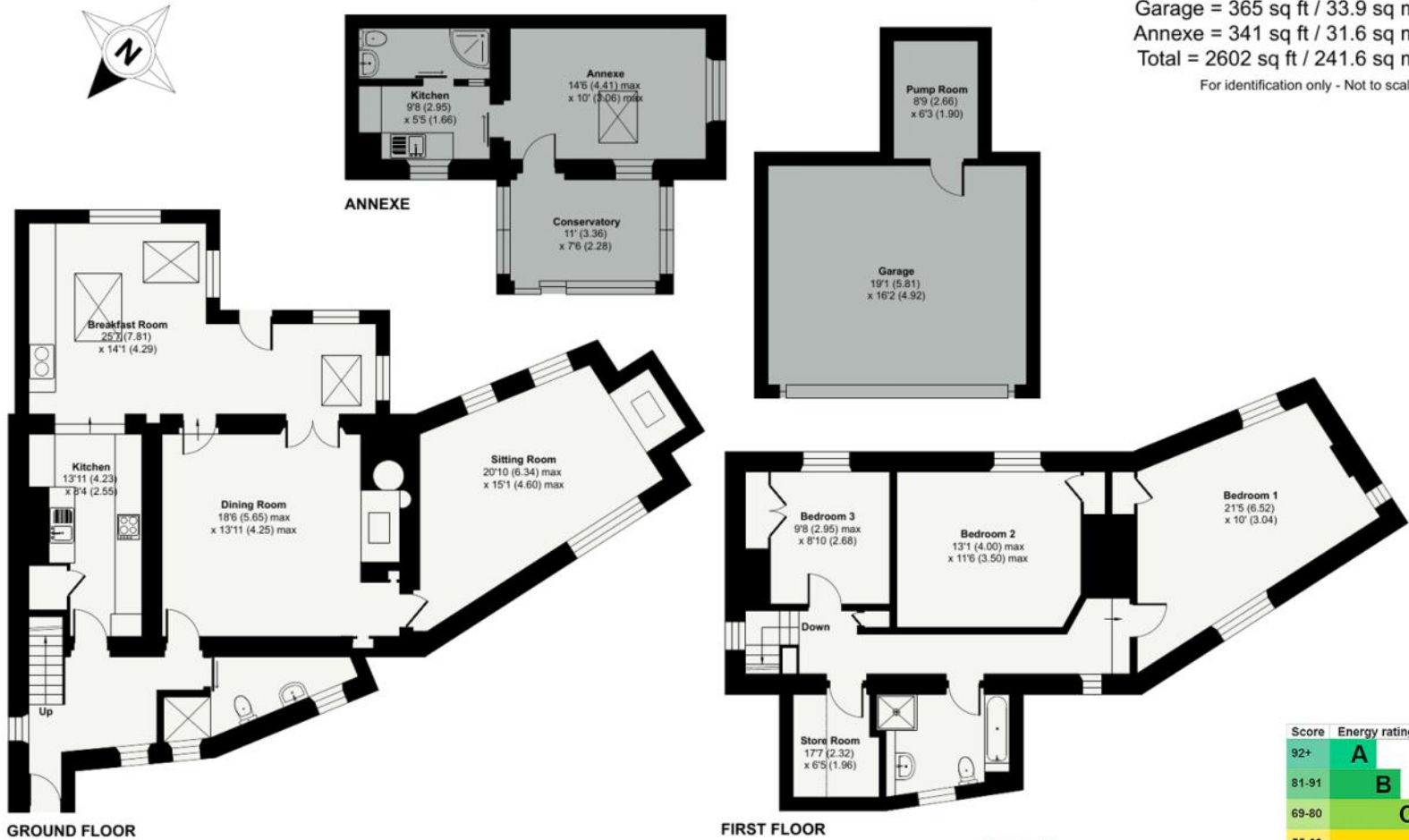
Approximate Area = 1896 sq ft / 176.1 sq m

Garage = 365 sq ft / 33.9 sq m

Annexe = 341 sq ft / 31.6 sq m

Total = 2602 sq ft / 241.6 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). © nitchcom 2026. Produced for Greenslade Taylor Hunt. REF: 1447615



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	22 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.

