



# CHURCH VIEW

Front Street - Chedzoy - Somerset



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Front Street - Chedzoy - Somerset - TA7 8RB

*Street 9.9 miles; Bridgwater 3.5 miles; Taunton 14.8 miles; Bristol 38.5 miles*

**Freehold Guide Price £595,000**



A beautiful detached brand new home, situated in a desirable village location.

No onward chain.

Viewing by appointment only through the Sole agents:

**Greenslade Taylor Hunt**, 31-33 High Street, Bridgwater, Somerset, TA6 3BG

Tel: 01278 425555 Email: [residential.bridgwater@gth.net](mailto:residential.bridgwater@gth.net) Ref: NEW220027

## DESCRIPTION

We are proud to introduce Church View, Chedzoy. One of two individually designed brand new homes, set within an idyllic village setting. Just a short drive from the bustling Somerset town of Bridgwater and all the amenities it has to offer.

Church View is traditionally built to an exemplary standard of red brick with a grey tiled roof, by a local developer. Care and attention to detail has been paid to every aspect of the design, to perfectly combine luxury living and modern functionality.

The internal specification is of a high quality and standard with luxury fixtures and fittings, along with the latest in energy efficiency standards to include; solar panels, underfloor heating and EV charge point. Ensuring not only a beautiful home but a cost efficient one also.

The light and airy accommodation of Church View briefly comprises of two ground floor double bedrooms; one with an ensuite shower room, a family bathroom with four piece suite and a fantastic lounge/dining/kitchen which extends across the width of the property to the rear and with two sets of bi-fold doors opening out onto the patio and garden. The kitchen area is beautifully fitted with a comprehensive range of units along with Neff appliances and Quartz worktops. Leading off the

kitchen is a useful utility with external door to the side of the property.

An attractive Oak staircase with glass panels leads up to the first floor. On the first floor there are two further double bedrooms; one with an ensuite shower room and one with a full bathroom with four piece suite.

Externally, there is a nice size enclosed garden to the rear with a patio area, which provides the perfect space for alfresco dining and summer entertaining. The rear garden offers a good degree of privacy and is surrounded by panel fencing and original brick wall. The front is open plan and laid to gravel with herbaceous border. A driveway to the side provides parking for several vehicles and leads to the double garage with power, light and remote electric door.

This beautiful new village home, must be viewed to fully appreciate the high quality finish.

## SITUATION

Church View is situated in the rural and historic village of Chedzoy, within close proximity are the village hall and Church of St Mary. The village is about 4.5 miles from junction 23 of the M5 motorway, and lies approximately 4 miles from the town centre of Bridgwater. The County

town of Taunton lies approximately 18.5 miles distance as does the City of Wells. Both towns provide a good range of shopping, recreational and scholastic facilities, with Taunton having a main line rail link to London Paddington.

## DIRECTIONS

Proceed out of Bridgwater on the A39 heading towards Street & Glastonbury. Go over the motorway bridge and take the turning right signposted Chedzoy. Continue along this road into the village, upon reaching the 'T' junction, turn left onto Front Street. Continue for a short distance and the entrance to the property will be found on the right hand side, identified by a 'For Sale' sign.

## SERVICES

Mains Water, electric, drainage and Oil fired central heating

## LOCAL AUTHORITY

Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR.  
Council Tax Band to be confirmed.



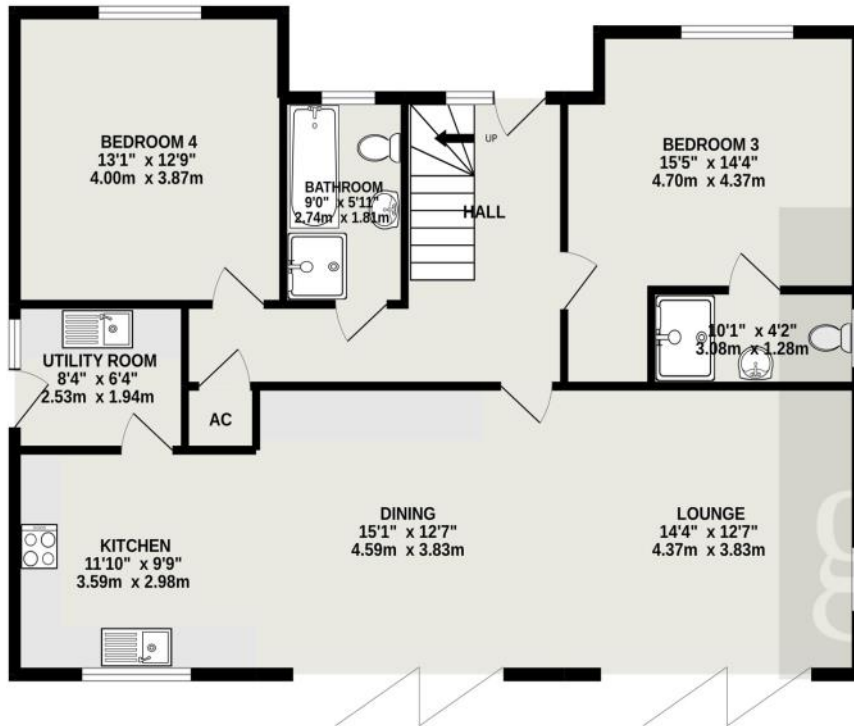
# SPECIFICATIONS

- Bi-fold doors
- Oak internal doors with chrome door furniture
- Fitted kitchen with soft closing doors and drawers
- Quartz worktops
- Range cooker with induction hob
- Integrated Fridge/freezer
- Integrated NEFF dishwasher
- Brushed chrome sockets and switches
- Oil fired central heating
- Underfloor heating to ground floor
- Porcelanosa tiling to en-suites and bathrooms
- LED down-lighters
- Dual fuel Heated towel rail
- Solar panel
- Outside tap
- Outside electric point
- Power and light to garage
- Chrome sockets with USB charging
- BT point
- Provision for future EV charge point

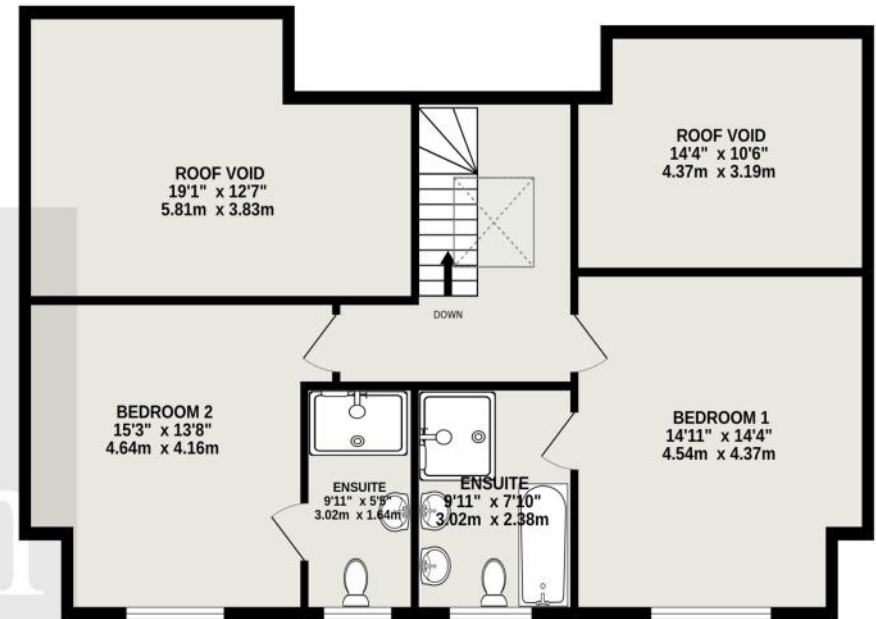




**GROUND FLOOR**  
1120 sq.ft. (104.0 sq.m.) approx.



**1ST FLOOR**  
997 sq.ft. (92.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2117 sq.ft. (196.7 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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