



Hawkins House North Lane, Othery Bridgwater TA7 0QG
£595,000

welcome to

Hawkins House North Lane, Othery Bridgwater

This stunning 5/6 bedroom executive detached home in Othery offers exceptional modern living, featuring a cosy lounge, a beautiful open-plan kitchen/diner/snug, and five double bedrooms plus an office/bedroom. The secluded rear garden includes a pergola, artificial lawn, a fully powered office.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

A beautifully presented 5/6 bedroom executive detached home, built to an exceptional standard and located in the highly sought-after village of Othery. Offering spacious accommodation, high-quality finishes and a superb layout ideal for modern family living. On arrival, the property immediately impresses with an attractive oak-framed porch and ample driveway parking. Inside, the home offers a cosy lounge alongside a stunning open-plan kitchen/diner/snug, creating the perfect central hub for family life and entertaining. A convenient utility room, cloakroom and study completes the ground floor.

To the first floor and upper floor there are 5 generous double bedrooms, plus a flexible office/bedroom, making this home ideal for home-working or a growing family. The principal bedroom benefits from a stylish en-suite, with 2 further modern family bathrooms serving the additional rooms.

The secluded rear garden has been thoughtfully designed for relaxation and easy maintenance, featuring a pergola, artificial lawn, and a beautifully landscaped mix of trees, shrubs and plants. A superb

addition is the fully powered outside office, complete with electricity and lighting. The side of the property provides excellent storage options with room for bikes and bins, plus direct access to the front.

This is a rare opportunity to acquire a premium home in a desirable village location—perfect for families seeking style, space, and comfort.

Oak Porch

Entrance Hall

Manifold for under floor heating.

Cloakroom

Under sink storage, Wash basin and W.C.

Lounge

Electric Fireplace. Carpeted. Double glazed with fitted blinds,

Kitchen/ Diner/ Snug

Two fitted double ovens. Fridge Freezer, Dishwasher. Induction hob and extraction fan, under lighting and part tiled. Ample storage. Breakfast bar. Soft close draws. Double glazed with fitted blinds,





Landing

Carpeted.

Bedroom 1

Large built-in wardrobe with sliding doors. Carpeted. Double glazed window with fitted blinds.

Dressing Room

Leading on from master bedroom. Ample storage space.

En Suite

Shower cubicle. Wash basin. Storage. W.C. Double glazed window.

Bedroom 2

Double bedroom. Radiator, Carpeted. Double glazed window with fitted blinds.

Bedroom 3

Radiator with cover. Carpeted. Double glazed and fitted blinds.

Bedroom 6/ Office

Set up as dressing room. Ample space. Carpeted. Double glazed with fitted blinds.

Family Bathroom

His and her sink. Storage, Bath, Separate shower unit. Spot lighting. Extraction fan. Heated towel rail.

Bedroom 4

Double bedroom. Carpeted, Double glazed. Walk in dressing room area.

Bedroom 5

Carpeted. Double bedroom. Corner aspect. Dressing room.

Guest Bathroom

Shower cubicle. Heated towel rail, Extraction fan. Spot lighting. W.C. Washbasin. Under sink storage,

Front Garden

Large driveway leading to property with ample parking. Raised beds to side.

Rear Garden

Pergola with patio. Hot tub. Artificial lawn. Outside lighting and electric. Ample space to side for bin/ bike storage.

Garage

Boiler and electric.

Outside Office

Electric with electric radiator. Spot lighting and insulated.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is related to an employee of the Connells Group.

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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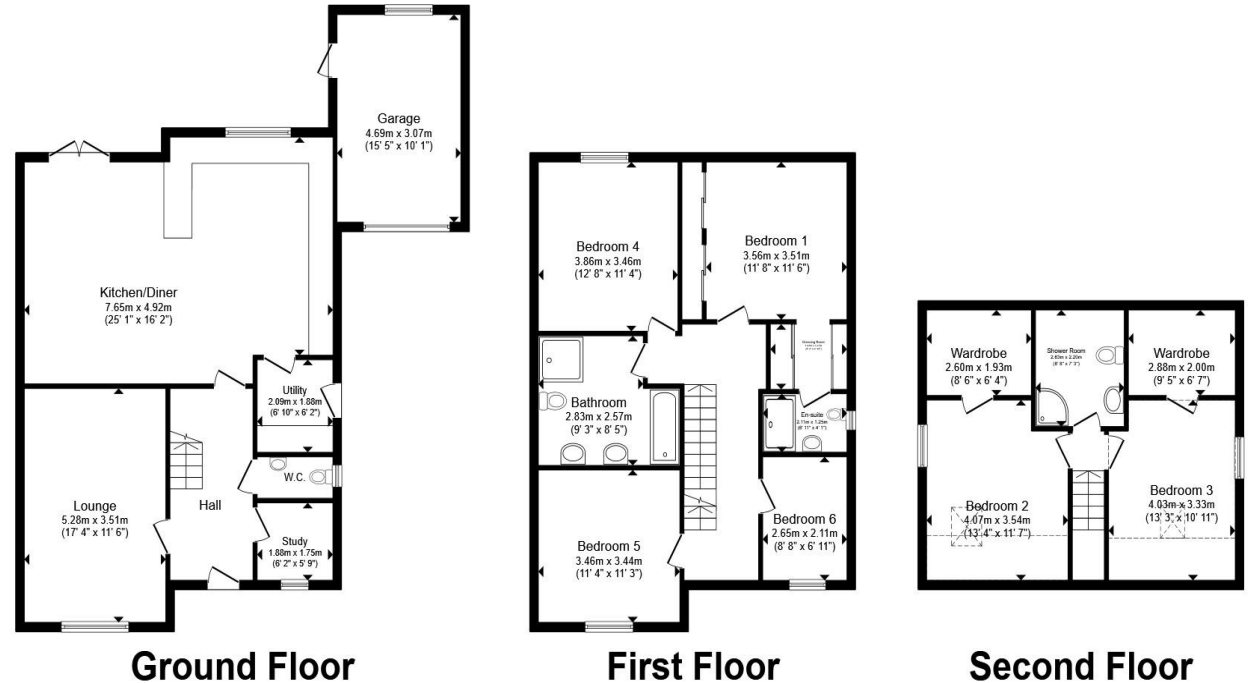
welcome to

Hawkins House North Lane, Othery Bridgwater

- Executive 5/6 bedroom detached home - New build warranty!
- High-quality finish throughout with exceptional attention to detail
- Situated in the desirable village of Othery
- Five double bedrooms plus additional office/bedroom, En-suite, two further bathrooms, and downstairs cloakroom
- Solar Panels on Rear Roof and zonal underfloor heating throughout

Tenure: Freehold EPC Rating: A

Council Tax Band: E



Total floor area 214.6 m² (2,310 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
TAU109242 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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