Woodlands

STAGS

Woodlands,

35 Durleigh Road, Bridgwater, Somerset, TA6 7HX

Bridgwater Town Centre 2 miles

A charming Grade II listed house in need of modernisation situated in an enviable position with outbuildings, gardens and grounds extending to 1.2 acres offered with NO ONWARD CHAIN.

- Individual Grade II listed house
- Four reception rooms, kitchen and utility
- Two further bedrooms and family bathroom
- In need of general modernisation
- Council Tax band G
- Wonderfully private 1.2 acre plot
- Three en-suite bedrooms, master suite
- Double garage, range of outbuildings
- NO ONWARD CHAIN
- Freehold

Guide Price £695,000

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SITUATION

The sought after Durleigh Road is to be found on the Western fringe of Bridgwater and yet within close walking distance of the town centre and easy access to the Eco park and open fields for dog walking. Haygrove School is within a stone's throw as well as a primary school. At the far end of Durleigh Road is the reservoir and further afield is the village of Enmore with the well-known Enmore Park Golf Club.

For those requiring access to Taunton there are two routes, one through Bridgwater via the M5 or A38 or the over the Quantock Hills. The Quantock Hills are designated an area of Outstanding Natural Beauty and where many outdoor activities and pursuits can be enjoyed. The town of Bridgwater itself offers a comprehensive range of facilities; including a newly opened cinema. In addition, for the commuter there is a train station and two junctions to the M5 motorway.

DESCRIPTION

35 Durleigh Road is an impressive individual period house which has been in the same ownership for many years and is now in need of general updating The house has a particularly attractive facade and retains much of its original charm and character and is Grade II listed. It is situated on a superb plot accessed via a shared private track which leads down to the property.

ACCOMMODATION

The accommodation includes an entrance porch which opens into a reception hallway and includes two staircases providing access to either side of the house and the four reception rooms. The sitting room, which centres upon a large minster stone fireplace and includes a parquet floor, box panel walls and double doors opening out onto the garden.

There is a separate dining room with parquet flooring and doors opening onto the garden and an impressive double aspect drawing room again with period fireplace, bay window which enjoys a wonderful outlook over the garden. The kitchen is fitted with a range of Shaker style wall and base units and has inglenook fireplace and access to the utility room, with door to the outside and door to downstairs wc. A study completes the ground floor.

The house was once used as a Bed and Breakfast so three of the bedrooms have en-suites with showers and a separate family bathroom. The master suite has a walk-in dressing room and full bathroom.

OUTSIDE

The property is approached via an entrance driveway which is shared with one other property and leads down to a large turning circle with parking area which provides access to a double garage with three attached outbuildings and outdoor w/c. The gardens are a real feature of the property, and are very private, including a number of mature specimen trees and shrubs with areas of lawn, patio areas, a pond and wonderful herbaceous planting.

The plot extends to approximately 1.2 acres and offers further potential subject to necessary planning consents to develop if desired.

SERVICES

Mains electricty, water. Private drainage (See paragraph below for further details). Oil fired central heating. Ultrafast broadband available (Ofcom), mobile signal good outdoors, variable indoors (Ofcom). Please note the agents have not inspected or tested the services.

MATERIAL INFORMATION

The neighbouring property - Upper Woodlands (35a) - benefits from a right of way over the first part of the driveway to access their property.

Private drainage - The vendor has informed us benefits from the right of use of a cesspit to which the sewerage at Woodlands is connected.

There are 5 TPO's within the garden.

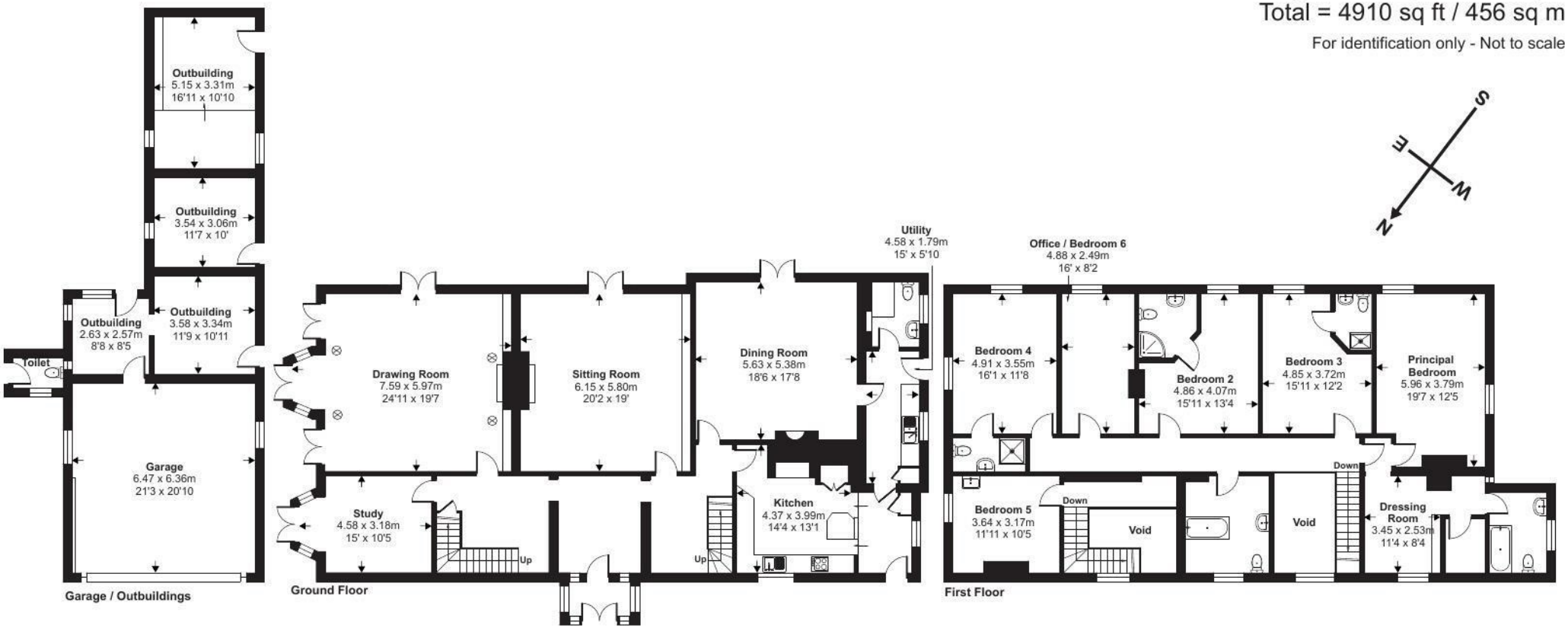
The property is subject to the grant of easement in favour of British Gas.

DIRECTIONS

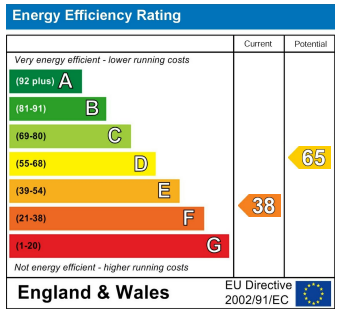
From Bridgwater town centre continue along the one way system. At the traffic lights continue straight over to West Street which merges into Durleigh Road. After passing St Matthew's field, continue for a short distance and on approaching Haygrove school on your right, you will find the entrance to Woodlands on your left hand side. Continue down the lane and the house will be found at the bottom of the track.

Approximate Area = 3949 sq ft / 366.8 sq m (excludes voids)
Garage = 435 sq ft / 40.4 sq m
Outbuildings = 526 sq ft / 48.8 sq m
Total = 4910 sq ft / 456 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 2026. Produced for Stags. REF: 1438794



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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