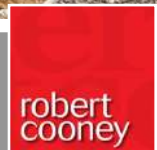




Haywards Water Bradford on Tone, Taunton TA4 1EX





With great potential for extension or remodelling and in a very private West facing plot in the heart of this popular village, is this unique split level 5 bedroomed detached house set within extensive gardens and grounds extending to 1.74 acres with far reaching views across surrounding countryside, up to the Quantock Hills beyond, double garage and ample driveway parking. No onward chain.







## Features

- Entrance Hall
- Living Room with woodburner and door to garden
- Study
- Fitted Kitchen with Aga and door to garden
- Utility Room
- Cloakroom
- Dining Room with door to garden
- Cellar
- Master Bedroom with fitted wardrobes, Ensuite Bathroom and door to balcony
- 4 further Bedrooms, Bedroom 3 with door to balcony
- Family Bathroom
- Shower Room
  
- Established gardens extending to 1.74 acres
- Useful outbuilding
- Double Garage with ample driveway parking
- Gas central heating
- Double glazing
  
- Council tax band G
  
- What3words:  
*///eventful.aged.reclined*













Haywards Water is situated in the village of Bradford on Tone. The village benefits from a wide range of amenities including a village pub, shop, church and village hall. The nearest primary schools can be found in West Buckland and Oake.

Wellington, just 3 miles away, offers an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Co-op, sport and leisure facilities and a selection of schools, both primary and secondary.

The property is also well situated for all transport links with access to the M5 motorway 2.6 miles away at Junction 26 and Taunton within 4.6 miles with its main line railway station linking to London Paddington in less than 2 hours.

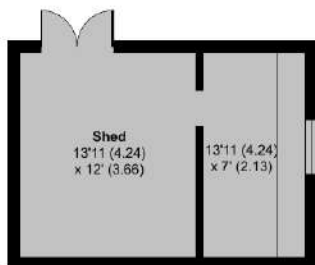
For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.





# Haywards Water, Bradford On Tone, Taunton, TA4 1EX

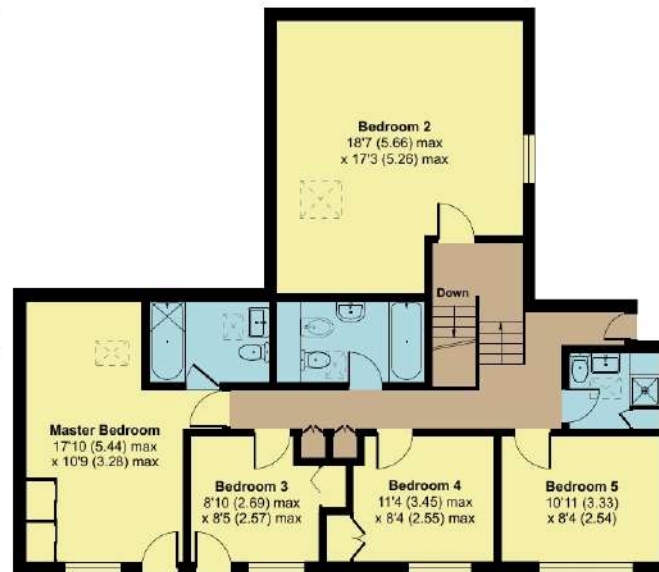
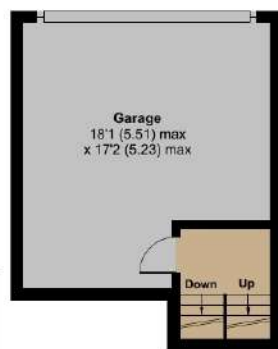
Approximate Area = 2159 sq ft / 200.6 sq m  
 Garage = 275 sq ft / 25.5 sq m  
 Outbuilding = 272 sq ft / 25.3 sq m  
 Total = 2706 sq ft / 251.4 sq m  
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



SECOND FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton, Somerset TA1 4AW

Telephone 01823 230 230

E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [robertcooney.co.uk](http://robertcooney.co.uk)



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Robert Cooney. REF: 1168083

EPC to follow

For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**



