



GIBBINS RICHARDS 
Making home moves happen

The Jays, Front Street, Chedzoy, Nr. Bridgwater TA7 8RF

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A rare opportunity to acquire a substantial executive residence with annexe and converted double garage. Set within approximately 0.8 acres in a highly sought-after Somerset village, this impressive four-bedroom family home offers a rare combination of space, versatility, and stunning rural views to both the front and rear. The property features a generously sized attached annexe and a thoughtfully converted double garage, ideal for extended family living, home working, or additional income potential. Accessed via a secure electric gated entrance, the home enjoys ample parking for multiple vehicles and occupies a prime position within the village. Inside, the residence boasts expansive living accommodation, including large double bedrooms, a striking galleried hallway and landing, and well-appointed reception spaces offering comfort, style, and flexibility for modern family life.

Tenure: Freehold

Energy Rating: D

Council Tax Band: G

The village of Chedzoy lies to the east of Bridgwater. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.





FULLY UPVC DOUBLE GLAZED
 OIL FIRED CENTRAL HEATING
 MULTIPLE OFF ROAD PARKING
 GARAGING (PARTIALLY CONVERTED)
 FOUR DOUBLE BEDROOMS
 TWO BEDROOM ANNEXE
 ONE BEDROOM FLAT
 GREAT INCOME POTENTIAL
 LARGE PLOT - 0.3 ACRE
 PLEASANT COUNTRYSIDE VIEWS
 SOUGHT AFTER VILLAGE LOCATION

ACCOMMODATION

| | |
|-------------------------------|--|
| Reception Hall | 26' 6" x 14' 3" (8.07m x 4.34m) (maximum) Open turning staircase to first floor galleried landing. Doors to cloakroom, double opening doors to sitting room, kitchen, dining room and study. Storage cupboard. |
| WC | 7' 3" x 3' 10" (2.21m x 1.17m) Side aspect obscure window. White two piece suite. |
| Sitting Room | 21' 8" x 15' 3" (6.60m x 4.64m) Side aspect window. Sliding doors to conservatory. Open fireplace with stone surround with inset electric fire. |
| Study | 10' 9" x 9' 9" (3.27m x 2.97m) Front aspect window. |
| Kitchen | 14' 3" x 13' 6" (4.34m x 4.11m) (excluding entrance) Rear aspect window. Fitted with a range of matching eye and low level units with integrated appliances. |
| Utility Room | 14' 0" x 10' 10" (4.26m x 3.30m) Doors to front and rear. Digital timer control for heating and water. Velux window. |
| Dining Room | 14' 2" x 13' 1" (4.31m x 3.98m) Front aspect window, |
| Conservatory | 17' 3" x 9' 8" (5.25m x 2.94m) Double opening French doors to rear garden. |
| First Floor Galleried Landing | Two front aspect windows. Doors to four bedrooms and bathroom. Feature arch recess. Storage cupboards. Hatch to loft. |
| Bedroom 1 | 14' 4" x 13' 6" (4.37m x 4.11m) Rear aspect window. Built-in wardrobes. Door to; |
| En-Suite Bathroom | 10' 0" x 6' 10" (3.05m x 2.08m) Side aspect obscure window. Three piece matching suite. Airing cupboard with Megaflo hot water cylinder. |
| Bedroom 2 | 14' 2" x 11' 5" (4.31m x 3.48m) Front aspect window. |
| Bedroom 3 | 15' 4" x 10' 5" (4.67m x 3.17m) Rear aspect window. |
| Bedroom 4 | 10' 8" x 9' 9" (3.25m x 2.97m) Front aspect window. |
| Family Bathroom | 10' 10" x 10' 0" (3.30m x 3.05m) Rear aspect obscure window. Five piece matching suite comprising WC, Victorian style clawed bath, oversize corner shower cubicle, two wash hand basins with storage under. |
| Outside | To the front of the property there is double electric gates lead to a brick paviour area of multiple off road parking and detached DOUBLE GARAGE (partially converted). The brick paviour area runs to the side of the property providing vehicle access to rear garden if required. At the rear there is a paved patio alongside the property providing pleasant seating area with large expanse of lawn beyond. The rear garden measures approximately in excess of 300' (91.37m) in length by 80' (24.37m) in width and is enclosed by timber fencing and mature hedgerows and predominantly laid to lawn and backs onto open farmland and enjoys a good degree of privacy. |



Annexe

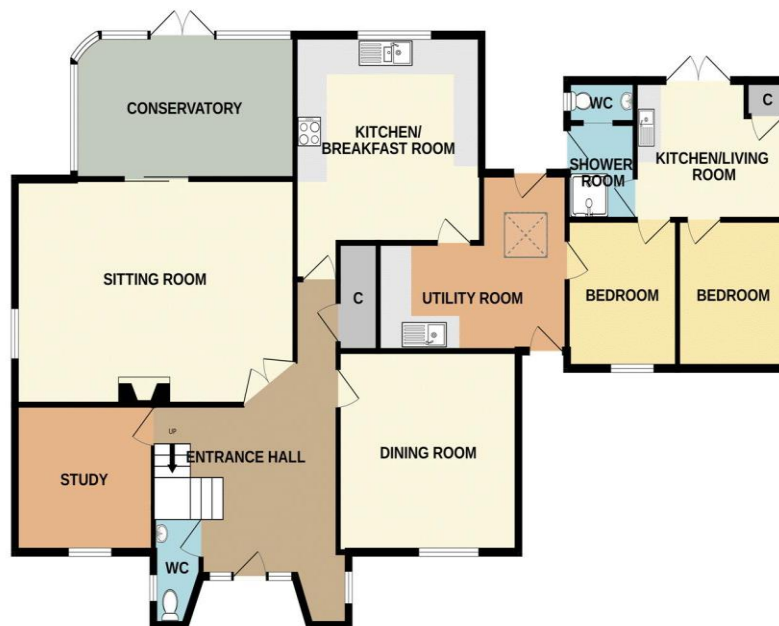
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|-------------------------|---|
| Kitchen/Living Room | 11' 10" x 9' 11" (3.60m x 3.02m) Double opening French doors to rear. Run of kitchen units. Storage cupboard with 'Grant' oil fired boiler. |
| Bedroom 1 | 9' 8" x 8' 4" (2.94m x 2.54m) Front aspect window. |
| Bedroom 2 | 9' 8" x 8' 5" (2.94m x 2.56m) Front aspect window. (currently sitting room) |
| Shower Room | 10' 0" x 5' 2" (3.05m x 1.57m) Obscure door and window to side. Fitted with a three piece suite comprising low level WC, wash hand basin and enclosed shower. |
| Converted Double Garage | Two doors to the front providing storage. |
| Kitchen/Sitting Room | 17' 11" x 7' 5" (5.46m x 2.26m) Row of kitchen units. |
| Shower Room | 9' 3" x 2' 6" (2.82m x 0.76m) Low level WC, wash hand basin, enclosed shower cubicle. Stairs to; |
| First Floor Bedroom | 17' 11" x 11' 2" (5.46m x 3.40m) (maximum) (restrictive head height) Velux window. Feature port hole style window. Sink. |



GARAGE/ANNEXE
465 sq.ft. (43.2 sq.m.) approx.



GROUND FLOOR
1682 sq.ft. (156.3 sq.m.) approx.



1ST FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 3238 sq.ft. (300.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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