



Rectory Cottage, Fiddington, Somerset

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Rectory Cottage, Church Road, Fiddington, Bridgwater, Somerset TA5 1JG

A charming Grade II Listed four-bedroom cottage with a beautiful garden and adjoining paddock, set in a desirable village location

Bridgwater 6.5 miles, M5 (Jct 24) 8.5 miles, Taunton 12.0 miles, Bristol Airport 31 miles

Reception hall | Sitting room | Drawing room  
Office | Dining room | Kitchen | Cloakroom  
Principal bedroom with en suite shower room | Three further bedrooms, one en suite  
Family bathroom | Garage | Garden | Paddock  
Approximately 1.1 acres | EPC rating E

## The property

Rectory Cottage is a delightful Grade II Listed home thought to date from the mid-17th century. The property offers plenty of character details, including a thatched roof (front elevation and parts of roof repaired 7 years ago. A survey is available on request), painted brick, stone and rubble elevations, exposed timber beams and original fireplaces alongside modern fixtures and fittings. The property enjoys a sought-after village position with attractive gardens and an adjoining paddock benefiting from approximately 1.1 acres in total. The ground floor has four well-presented reception rooms including the sitting room which has a brick-built feature fireplace and French doors that open onto the patio, with views of the surrounding countryside. There is also a spacious formal dining room and comfortable drawing room, both of which have impressive inglenook fireplaces fitted with woodburning stoves. There is also a useful study providing ideal space for home working with an adjoining W.C. The well-proportioned kitchen has modern fitted units, solid Oak worktops, a large central island and a range cooker. Upstairs there are four double bedrooms of similar proportions, including the principal bedroom which has an en

suite shower room with one further bedroom also benefitting from en suite facilities. Also on the first floor is a family bathroom.

## Outside

At the entrance to the cottage, five-bar wooden gates open onto the gravel driveway which provides ample parking space and access to the detached garage with electricity connected. The garden is mostly at the front and side of the cottage and benefits from a south-facing aspect, which welcomes plenty of sunlight. There are well-kept lawns and beautifully maintained border beds with established shrubs, including lavender and various colourful flowering perennials as well as a kitchen garden, fruit trees, timber shed and greenhouse. A terrace provides ideal space for al fresco dining and entertaining with superb views towards The Quantocks. At the rear, a second driveway leads to a five-bar wooden gate, which opens onto a grassy paddock, which extends to approximately 300ft and is ideal for grazing livestock or equine training. The paddock can also be accessed from the garden. In all the property enjoys approximately 1.1 acres.

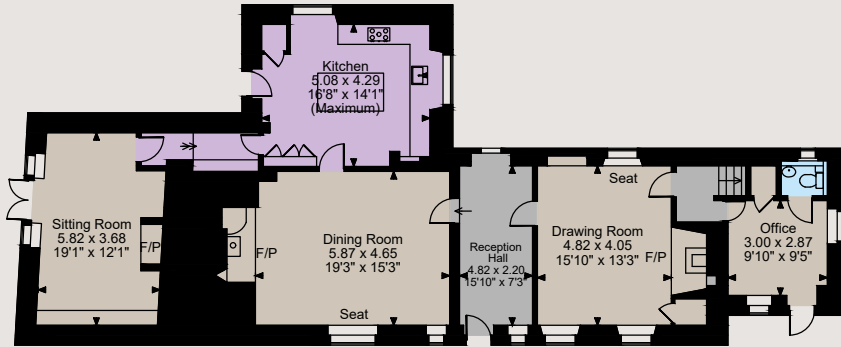
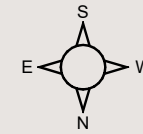
## Location

Rectory Cottage is situated in the small and pretty village of Fiddington, within easy reach of the Quantock Hills and the beautiful Somerset coastline. Fiddington has a parish church and village hall with a busy calendar of events including coffee mornings and art groups etc, while nearby Nether Stowey has a thriving community with an excellent primary school, three pubs, a Post Office, local shops, a medical centre and a selection of other facilities. The town of Bridgwater is seven miles to the east, offering a mainline station and excellent choice of shops, supermarkets and amenities, while Taunton 11 miles to the south, provides further extensive amenities, plus a direct rail service to London Paddington. The beautiful North Somerset coast is only three miles away, while the surrounding countryside provides a wealth of excellent walking, cycling and riding routes. The M5 motorway provides links to the A38 to Plymouth or the A30 to the South and Bristol and London to the North and East. Both Exeter and Bristol airports offer an ever-increasing number of domestic and international flights.

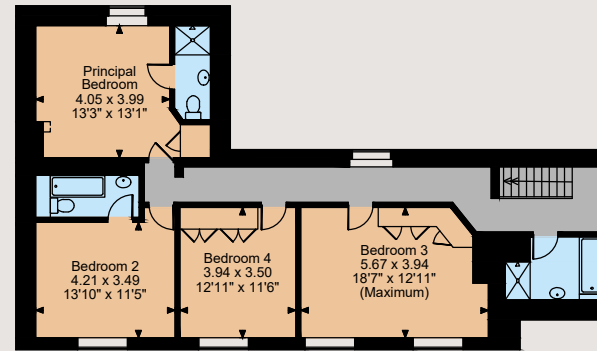




Floorplans  
House internal area 2,684 sq ft (249 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8622193/SS



### Directions

What3Words///cove.sweetener.symphony brings you to the property's driveway.

### General

**Local Authority:** Sedgemoor

**Services:** Mains electricity, water and drainage. Oil-fired central heating.

**Council Tax:** Band D

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Right of Way:** Please contact the vendors agent for further information

**Tenure:** Freehold

**Guide Price:** £725,000

### Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

