



Eastgate House





# Eastgate House

North Newton, Bridgwater, Somerset, TA7 0DF

Taunton 6 Miles, Bridgwater 5 Miles, M5 junction 24 4 Miles,  
M5 junction 25 5 Miles

An impressive detached modern house  
situated in a wonderful location  
overlooking fields.

- Superbly Presented Throughout
- Two Reception Rooms
- Kitchen/Breakfast Room & Utility
- Four Bedrooms – Master En-suite
- Family Bathroom
- Attached Double garage
- Driveway with Off-Road Parking
- Gardens to Rear and Side

Guide Price £535,000

## SITUATION

Hedging is a hamlet that lies one-mile South of the village of North Newton, which includes a post office, church, public house and School. Local amenities can also be found nearby in the large village of North Petherton, where a more extensive range of facilities are offered by the towns of Taunton and Bridgwater. There is good access to the M5 Motorway and a mainline railway station at Taunton. The Quantock Hills provides superb opportunities for walking and the Taunton/Bridgwater canal runs close to North Newton. Other attractive areas in the region include Exmoor National Park, the Brendon Hills and the North Somerset Coast. Eastgate House is situated at the end of the hamlet, in a pleasant rural location with far reaching views over the adjoining farm land and towards the distant Mendip Hills. The house faces South and stands in the middle of its grounds, which extends in all to just under a quarter of an acre.

## DESCRIPTION

Eastgate House is situated in a peaceful rural setting surrounded by enclosed gardens and overlooks farmland. The house has part reconstituted stone and colour wash rendered elevations under a pitch tiled roof and is beautifully presented throughout.





## ACCOMMODATION

The well-proportioned accommodation is arranged over two floors, comprising an entrance canopy with double-glazed door leading to an entrance hallway with a turning staircase to the first floor and a door to the downstairs cloakroom, built in cupboard and reception rooms. The spacious lounge has double aspect windows and French doors that open onto the patio and side garden, with windows that overlook the fields. There is a separate dining room and a front aspect window. The kitchen/breakfast room is fitted with a range of modern wall and base units, granite work surfaces, a window overlooking the rear garden and a door to the utility room, which is fitted with a range of units to match the kitchen and houses the oil-fired central heating boiler. There is also access to the double garage and there is a door to the rear garden. On the first floor there are four double bedrooms, the master bedroom having an en-suite. There is a further family bathroom with a fitted modern suite with a panelled bath, shower, WC and a wash basin.

## OUTSIDE

Outside there is a driveway, which is enclosed by post and rail fencing and a five-bar gate that opens out to a tarmacadam driveway, which provides off-road parking and a further gravelled area provides even more parking together with access to the double garage that has an up and over door. The garden surrounds the property on all sides with the front garden being laid to lawn and is screened by mature beach hedging, which extends to the side garden area where there is a deep paved patio area and doors that access the lounge. There is low wooden fencing to the side garden where fantastic views over surrounding countryside can be enjoyed. The rear garden is laid to lawn with a hedge, a fenced boundary and planted veracious borders. There is a green house and further side garden, which has a number of soft fruit trees.

## DIRECTIONS

From Taunton take the A38 towards Bridgwater. At Wolford Cross turn-right onto the A361 and after a further 1.25 miles turn-left where it is sign posted to Hedging. After a further 0.75 miles turn-right and the house can be found as the second house on the left hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 188.6 sq.m. (2030 sq.ft.) approx.

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