

1 Old Barton Mead, Nether Stowey - TA5 1ES

£315,000









1 Old Barton Mead

Nether Stowey, Bridgwater

- Constructed by Stongvox Homes in 2024
- 10 Year Builders Warranty (From 2024)
- Three Bedrooms
- Two Bathrooms
- Lounge with Bay Window
- Spacious Kitchen/Diner
- Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing

Nearly new 3-bed detached home with garage, driveway, and landscaped garden in sought-after Nether Stowey. Modern, high-quality finish near village amenities and Quantock Hills.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Discover this beautiful nearly new three-bedroom detached home, complete with a garage, driveway, and landscaped rear garden. Constructed in 2024 by Strongvox Homes, the property forms part of the exclusive Cricketer Farm development on the edge of the highly sought-after village of Nether Stowey.

Nether Stowey is a thriving Somerset village, renowned for its charming community atmosphere, historic character, excellent local amenities, and easy access to the Quantock Hills Area of Outstanding Natural Beauty. Residents enjoy a range of village facilities, including shops, pubs, a primary school, and scenic countryside walks, while Bridgwater and major transport links remain within easy reach.

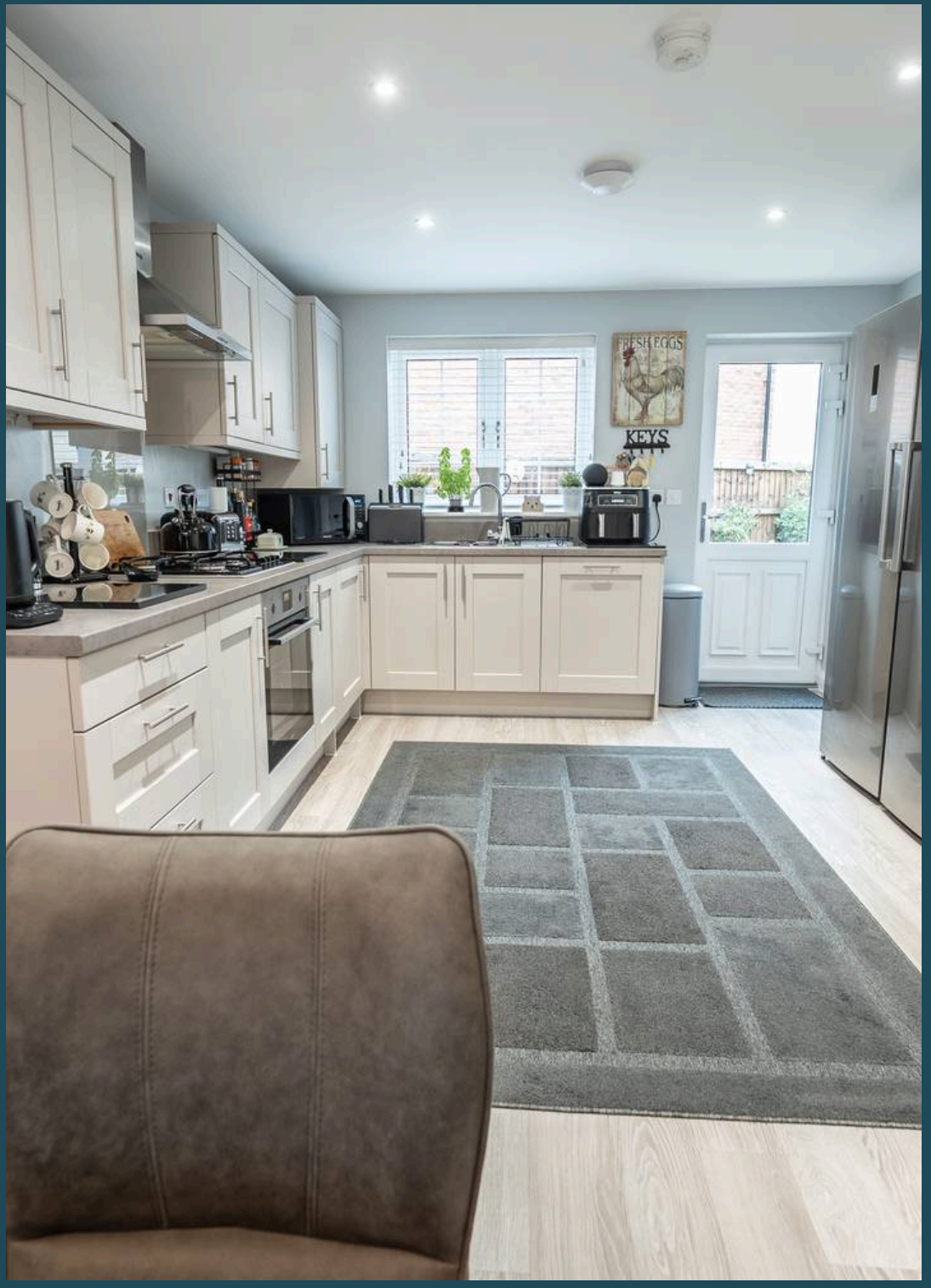
Combining contemporary style with practical family living, this impressive home offers well-designed and versatile accommodation, finished to a high standard throughout. Thoughtfully designed for modern lifestyles, it provides the perfect balance of comfort, elegance, and functionality in a desirable village setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









ACCOMMODATION

This nearly new home benefits from double glazing and gas central heating throughout and offers well-presented accommodation comprising an entrance hallway, cloakroom, dual-aspect lounge, and a spacious kitchen/diner on the ground floor. Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom accessed from the landing. Externally, the property enjoys allocated parking and a garage situated beneath a coach house. To the rear, an enclosed garden features a lawn, attractive shrub borders, and a seating area, providing an ideal space for outdoor relaxation and entertaining.

LOCATION

Discover Cricketers Farm, a modern development on the edge of picturesque Nether Stowey. Nestled at the foot of the Quantocks and near the coast, it's just minutes from Taunton and Bridgwater. Enjoy beautiful new homes by a respected developer! Nether Stowey boasts essential amenities like shops, pubs, and medical services. The surrounding hills offer stunning walks while Bridgwater provides vibrant town life with excellent transport links.

TENURE & MANAGEMENT CHARGE

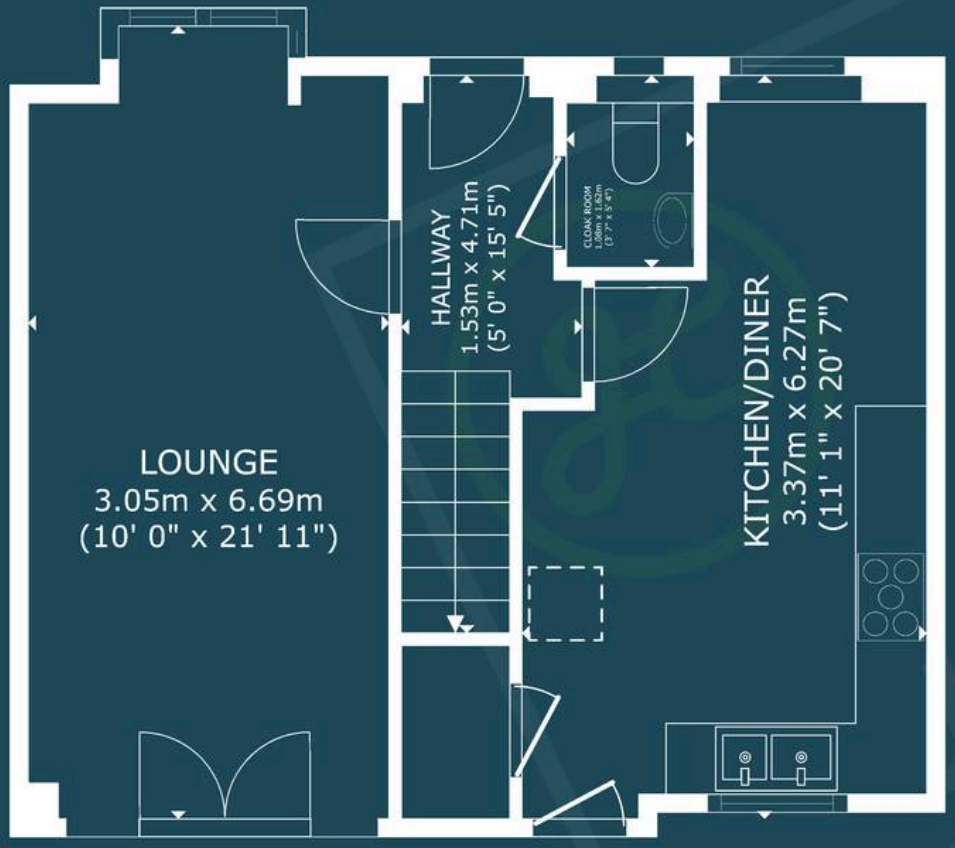
Property Tenure: Freehold. Garage: Leasehold, 99 years from 2024. There is a development charge of £200 per annum for the property, currently paid monthly (£16.66 pcm).



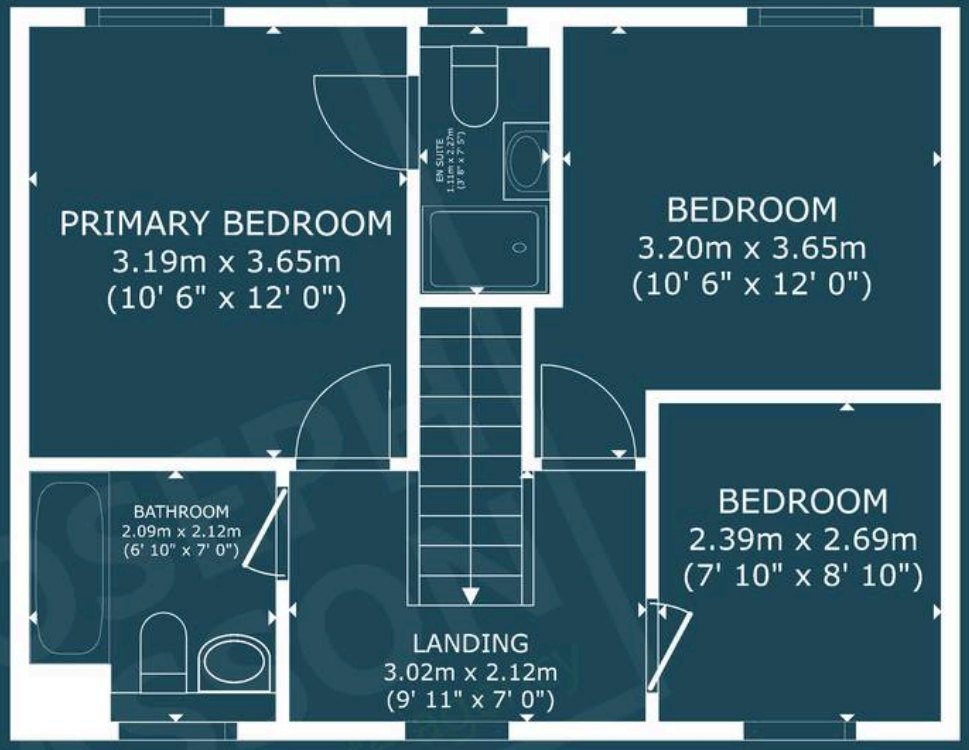








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 47.5 m² (511 sq.ft.) FLOOR 2 45.2 m² (487 sq.ft.)
TOTAL : 92.7 m² (998 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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