



Ashbrook Lodge, High Ham, Somerset

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A superb, newly built family house with unspoilt, rural views and a single storey, barn conversion annexe.

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## Summary of accommodation

**Ground Floor** - Open porch | Reception hall | Sitting room | Garden room | Study  
Kitchen/family room | Larder | Guest bedroom with ensuite shower room  
Utility room | Cloakroom

**First Floor** - Principal bedroom with ensuite bath & shower room  
Double bedroom with ensuite shower room | Further double bedroom  
Family bath & shower room

**Annexe** - Living room/kitchen | Double bedroom with ensuite shower room

**Garden and grounds** - Triple garage | Parking | Garden

## Distances

High Ham village centre 0.6 mile, A372 2.4 miles, Pitney Farm Shop 2.7 miles,  
Langport 3 miles, Upton Bridge Farm Shop 3.8 miles, Somerton 5.3 miles  
A303 (Podimore Roundabout) 9.1 miles, Bridgwater/J24 M5 11 miles,  
Taunton/J25 M5 14.5 miles, Castle Cary Station (Paddington 90 minutes) 15.6  
miles, Yeovil Junction Station (Waterloo 2.25 hours) 17.5 miles, Bristol Airport 27  
miles, Exeter Airport (London City Airport 1 hour) 45 miles.  
(Distances and time approximate).



4+1



4+1



4+1



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B





## Location

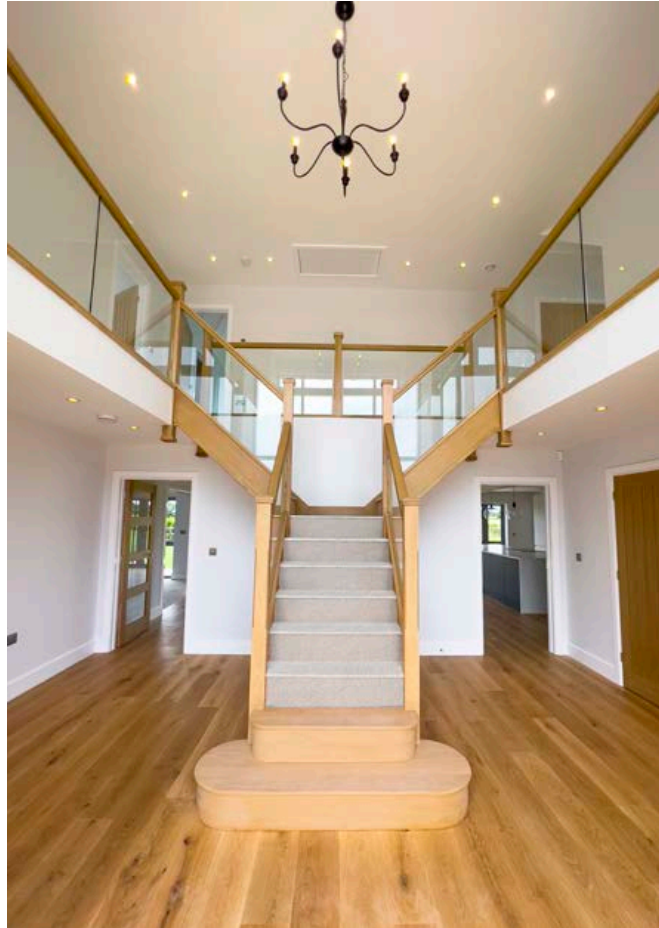
Ashbrook Lodge is set back off a quiet lane leading into the rural village of High Ham, which is a thriving community surrounded by unspoilt countryside. The village has excellent amenities including a CofE primary school (Ofsted rated 2 Good), parish church, village hall and pub (The King's Head Inn) and there are two farm shops a short drive from the village. The small town of Langport is about three miles away and can meet most day-to-day needs through a wide and eclectic mix of shops and local businesses including a Tesco superstore, the superb Kelways Plants garden nursery plus GP, dental and veterinary surgeries (see [www.langport.life](http://www.langport.life)). In addition, there are convenient transport links nearby. The train stations at Castle Cary and Yeovil Junction have direct services to Paddington (90 minutes) and Waterloo (2.25 hours) respectively and Bristol and Exeter airports are both within an hour's drive. The wider area offers a good choice of popular independent and state schools including Millfield, Hazelgrove, Wells Cathedral School, the Taunton schools and Perrott Hill, which are all within a 15 mile radius.

## Ashbrook Lodge

Set in a peaceful, rural setting, Ashbrook Lodge is a new, bespoke family home built by award winning, local developer, R.E. Pearce Properties Ltd. It has a traditional, rural exterior with a fresh, contemporary interior focussed around the large kitchen/family room. Built with an east/west axis, the front is lit by early morning light whilst the rear catches sunlight until late evening in the summer. Both sides also have wide, tall windows similar to those found in converted threshing barns providing a light and airy feel throughout the house. The exterior has a traditional double Roman clay tile roof and is clad with a combination of local stone and composite cladding to minimise maintenance.

The house's reception hall is dominated by an impressive central staircase that rises to a three-sided galleried landing, which enables the centre of the house to be filled with natural light. The adjacent, large kitchen/family room looks out through glazed, bi-fold doors and French windows onto the garden and the unspoilt countryside beyond. This room, like the hall, is floored with oak and has ample space for separate seating and dining areas. The kitchen area is fitted with contemporary-style units including a central island along with a range of built-in Neff electrical appliances and in one corner is a walk-in larder. The house has three further reception rooms, two of which also have wonderful views through French windows that open to the terrace and garden. Also off the hall is a downstairs guest bedroom suite, making the house also suitable for a family member with reduced mobility. The remaining three double bedrooms are on the first floor.

The main bedroom has an ensuite bath and shower room plus a sheltered roof terrace with elevated views of the surrounding countryside. One of the remaining two bedrooms has an ensuite shower room and the other has sole use of the family bath and shower room.





## Annexe, Garaging & Garden

Ashbrook Lodge is approached off the passing lane via a short, gravel driveway that leads to a generous parking area in front of the house. On one side is a triple garage separated into two bays and built in a similar style to the house. Across the parking area and facing the main house is a period, single storey barn that has been converted to a self-contained, one bedroom annexe. This is suitable for an elderly relative as it is all on one level and has a double bedroom with an ensuite, good-sized wet room. Alternatively, it would also make an ideal two-room office for a small business that would be capable of providing a work space for several employees. The garden is level and recently seeded with grass providing a completely blank canvas for the new owner. Privacy from neighbouring properties on either side is afforded by tall, close-boarded timber fencing, whilst the western end of the garden is bound by newly erected, stock-proof fencing to ensure uninterrupted views of the adjacent farmland.

**Agent's Note:** Ashbrook Lodge has a Premier Guarantee 10 year warranty as an assurance of quality. Underpinning this, Pearce Properties Ltd holds a NHBC Pride in the Job Quality Award and Premier Guarantee Excellence awards for excellent standards and outstanding quality.





## Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity & drainage. Air source heat pump provides heat to underfloor heating on the ground floor & radiators upstairs. MVHR (Mechanical Ventilation & Heat Recovery) system provides filtered air for health and wellbeing.

**Local Authority & Council Tax Band:** Somerset Council ([www.somerset.gov.uk](http://www.somerset.gov.uk)). Tax Band **TBC**.

## Directions (Postcode TA10 9DN)

**[what3words///tidal.pencil.synthetic](#)**

From the roundabout on the A372 on the north-eastern edge of Langport, take the exit onto B3153 towards Somerton. After half a mile turn left, signed to Ham Hill. Continue for about two and a quarter miles and then turn right onto Windmill Road. Drive for about 200 yards and then turn right onto Long Street. The driveway entrance to the property will be found on the right after about 150 yards.

## Proposed Floor Plans

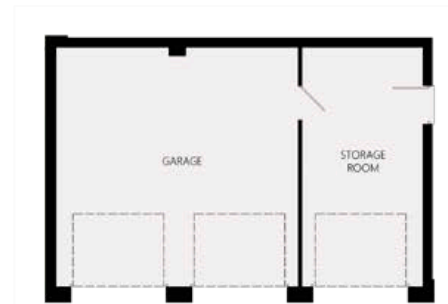
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



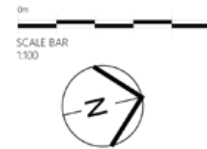
GROUND FLOOR PLAN  
Scale 1:100



FIRST FLOOR PLAN  
Scale 1:100



GARAGE FLOOR PLAN  
Scale 1:100



ANNEX GROUND FLOOR PLAN  
Scale 1:100

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated June 2023.

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