

5 Badgers Cross Lane

Somerton, TA11 7JB

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 7JB

Guide Price - £550,000
Tenure – Freehold
Local Authority –Somerset Council







Summary
A good size detached house which has been extended to provide additional ground floor living space including an impressive kitchen/breakfast room, large utility room and garage area. There have been a number of more recent improvements by the current owners including new windows and upgrades to the kitchen. Also on the ground floor is a wet room, family room/dining room and sitting room. To the first floor there are three double bedrooms and bathroom. The property is situated in a wonderful rural position on the southern outskirts of Somerton with an open country aspect to the front and rear. The house is set in large gardens of approximately 0.4 acres with ample off road parking.

Amenities
Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23.

Services
Mains water, electricity and drainage are all connected. Propane gas central heating to radiators. Council tax band D.

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Entrance Porch *8' 11'' x 2' 11'' (2.71m x 0.88m)*
Porthole window to front, under stairs storage cupboard, radiator.

Entrance Hall
Window to side, stairs to first floor, radiator. The hall opens to the family room.

Sitting Room *14' 9'' x 11' 3'' (4.50m x 3.43m)*
Window to front and side, fireplace with stone mantle and slate hearth housing cast iron wood burning stove, radiator.

Family Room/Diner *17' 8'' x 12' 1'' max (5.39m x 3.68m max)*
Window to the rear and French doors opening to the garden, bay with patio doors to side, radiator.

Inner Hall *9' 1'' x 5' 6'' (2.77m x 1.68m)*

Wet Room *9' 0'' x 6' 0'' (2.75m x 1.82m)*
Two frosted windows to rear, mains shower, low level WC, wall mounted hand basin, tiled walls, extractor fan, chrome heated towel rail.

Kitchen/Breakfast Room *15' 2'' x 14' 8'' (4.62m x 4.46m)*
Windows to front and rear and patio doors to rear garden, range of wall and base units with inset ceramic sink/drainer unit and mixer tap, built in four ring hob with eye-level electric double oven, built in fridge/freezer and dishwasher, tiling to splash prone areas, large central island unit with lighting over and breakfast bar. Radiator.

Utility Room *17' 2'' x 9' 7'' (5.24m x 2.91m)*
Window to side and part glazed door to rear garden, range of wall and base units with inset stainless steel sink/drainer unit, spaces for washing machine and tumble dryer, cupboard housing wall mounted gas fired boiler and hot water cylinder with immersion, tiling to splash prone areas, personal door to garage, radiator.

Garage *19' 1'' x 10' 4'' (5.82m x 3.15m)*
Single up and over door, built in storage cupboard, light and power available.

First Floor Landing
Large open landing with window to front, access to roof space and radiator.

Bedroom One *14' 0'' x 11' 3'' (4.26m x 3.42m)*
Window to front, radiator.

Bedroom Two *12' 0'' x 9' 9'' (3.65m x 2.97m)*
Window to rear, radiator.

Bedroom Three *12' 0'' x 9' 7'' (3.66m x 2.92m)*
Window to rear, radiator.

Bathroom *8' 8'' x 6' 11'' (2.63m x 2.12m)*
Frosted window to rear, panelled bath with electric shower over, low level WC, pedestal hand basin, tiled walls, extractor fan and heated towel rail.








Outside
Vehicular driveway with timber gates lead to a large parking/turning area. The front garden is mainly laid to lawn. To the rear of the house there are patio areas and lawned gardens with various garden outbuildings including shed, summer house and newly installed workshop. The plot extends to 0.37 acres.







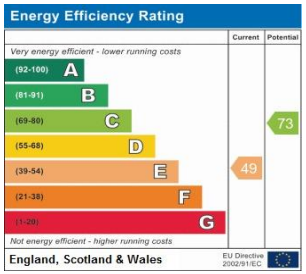


GROUND FLOOR
116.6 sq.m. approx.



1ST FLOOR
57.3 sq.m. approx.





TOTAL FLOOR AREA : 173.9 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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1 Brandon House, West Street, Somerton, TA11 7PS
Tel: 01458 274153
email: somerton@georgejames.properties
www.georgejames.properties

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