



Ashford Lodge

Oatley Lane, Cannington, Somerset, TA5 2NL

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We are delighted to be able to offer to the market this period Georgian lodge which has remained in the same family for over three generations. Dating back to Circa 1830 the property was the original Lodge to Ashford House. Now offering an exciting opportunity for purchasers to put their own stamp on this unique property requiring upgrade.

THE PROPERTY The accommodation comprises main entrance opening into the reception hall. Stone flagstone flooring extends across with a cloak hanging area to the far side of the main staircase which leads up to the first floor.

The kitchen enjoys a dual aspect looking out to the gardens and neighbouring fields, with a comprehensive range of solid wood wall and base units continue around a tiled floor. A range of integrated appliances include fridge and fan assisted oven with grill. Induction hob set within corian work surfaces that continue along offering extended preparation space, with stainless-steel extractor hood. Glazed display cupboards combine a serving area linking through to the Breakfast /dining room beyond. Dishwasher with a stainless-steel sink and drainer over completes the arrangement.

The breakfast/dining room with oak flooring is spacious and light with large French doors opening out to the main garden area. A feature stone sink with an original water pump is seen to one side. Beyond opens into a large utility room with space for an upright fridge / freezer with further space for a washing machine and dryer with stainless steel sink and drainer above. A WC is off to one side. An internal door opens into the integrated garage with oil fired boiler. (This offers potential to create a further reception room if desired subject to planning consents.) A side door opens out to a covered area.

The sitting room is spacious and light with an impressive window with panelling and shutters looking out on to fields. There is a feature built in double fronted antique pine dresser with storage under. Central to the room is a large open fire with brick surrounds and a tile hearth with an original mantle. To the other side of the hall is the Morning room. Full height book shelving with cabinet storage under runs along one side.





Property description cont.

On the first floor a spacious principal bedroom suite is exceptionally light and airy with French doors opening out to a feature Juliet balcony with stunning views towards the Quantock Hills. A range of shelving extends across with extended wardrobe storage.

An large ensuite bathroom with panelled bath, separate shower cubicle, WC with bidet to the side, pedestal basin and heated towel rail.

An attractive landing area which is partially galleried with an overhead skylight continues along to three further bedrooms all of which include panelled windows and original shutters. There is a corner cloak cupboard and a family bathroom with a panelled bath with overhead shower, WC and pedestal basin.

A large linen cupboard and a further airing cupboard completes the arrangement.

GARDENS AND GROUNDS

Ashford lodge is found along a quiet rural lane which is conveniently found just off the A39 giving excellent access to all the main road links to both Bridgwater and the West Somerset coast.

The property is accessed along a part shared private drive with private parking for several cars to the front of a substantial detached timber clad garage with an up and over door. Power and lighting are available. A five-bar gated entrance opens into the main garden to the rear of the property. A further pathway leads to the main and side entrance to the house. At the rear a covered area leads to a useful workroom. A side door opens into the integrated garage. The main oil tank is seen to the side. Boarded by attractive original brick walling that continues along the garden providing privacy and protection.

The main garden is laid mainly to lawn with an impressive collection of ornamental trees such as a copper beech, walnut, and silver birch. To the far side an orchard area includes a variety of fruit trees. A large summer house which is fully insulated with power and lighting offers further ancillary space. A large woodshed is to one side. A wooden gazebo is central to the garden and is ideal for outside entertaining. Further lawns continue around to the front of the house with a pretty path leading up to the main entrance.









DIRECTIONS [What3Words](#) [figs.unloading.leaflet](#)

From Bridgwater continue along the A39 towards Cannington and Nether Stowey. Follow along the road passing through two roundabouts. After approx. 1 mile a turning on the right (designated by our for sale board) on to a rural lane Oatley Lane is seen (Charlynch is to the left). Continue along where Ashford Lodge is seen on the right.

SERVICES

Mains electricity, water, drainage to shared septic tank, for further information please contact agent.
Oil fired central heating

LOCAL AUTHORITY

Somerset Council
Council tax band F

ENERGY PERFORMANCE CERTIFICATE

Band E

FOR FURTHER INFORMATION

Ashford Lodge is not a listed building but we are given to understand it lies within the curtilage of the Grade 11 Listed building, Ashford Farm. Thereby listed by association.

There is a shared initial driveway with responsibility on Ashford Lodge to contribute towards upkeep.

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Approximate Area = 1653 sq ft / 153.5 sq m

Garage = 414 sq ft / 38.4 sq m

Outbuildings = 314 sq ft / 29.1 sq m

Total = 2381 sq ft / 221 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for Humberts. REF: 1504220

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