



Plot 238 Hartnells Farm, Knights Lane, Monkton Heathfield, Taunton TA2 8GU
£419,995

GIBBINS RICHARDS 
Making home moves happen

An opportunity to own a beautiful home in a contemporary development in Monkton Heathfield. This four bedroomed detached property offers spacious and modern accommodation, including a comfortable sitting room with double doors that open into a bright, open-plan kitchen/dining area—ideal for both family living and entertaining. A convenient downstairs cloakroom completes the ground floor. Upstairs, there are four bedrooms, with the main bedroom featuring its own en-suite shower room. A family bathroom serves the remaining bedrooms. Outside, the home boasts a private rear garden, an integral garage, and driveway parking for two vehicles.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: TBC

Entrance Hall	
Living Room	16' 1" x 10' 11" (4.90m x 3.32m) Under stairs storage cupboard.
Kitchen/Diner	Kitchen - 10' 8" x 10' 2" (3.25m x 3.10m) Diner - 9' 3" x 7' 1" (2.82m x 2.16m)
Cloakroom	
First Floor Landing	
Bedroom 1	14' 6" x 15' 3" (4.42m x 4.64m)
En-suite Shower Room	
Bedroom 2	10' 2" x 10' 0" (3.10m x 3.05m) Storage cupboards.
Bedroom 3	9' 7" x 8' 9" (2.92m x 2.66m)
Bedroom 4	10' 3" x 8' 6" (3.12m x 2.59m)
Bathroom	
Outside	To the front of the property is a small area of lawn, driveway parking and single garage. Enclosed rear garden.

The Burnham – A Stylish Four-Bedroom Detached Home by Persimmon Homes. Currently under construction, Plot 238 of the popular Burnham design is set for completion by December 2025. Located within Hartnells Farm Phase 3, this exciting new development offers a range of thoughtfully designed homes in the desirable area of Monkton Heathfield.

This sought-after village setting provides the perfect balance of rural charm and modern convenience, with easy access to local amenities including shops, leisure facilities, and excellent commuter links.

DETACHED HOME

FOUR BEDROOMS

OPEN PLAN KITCHEN/DINING ROOM

CLOAKROOM

EN-SUITE SHOWER ROOM

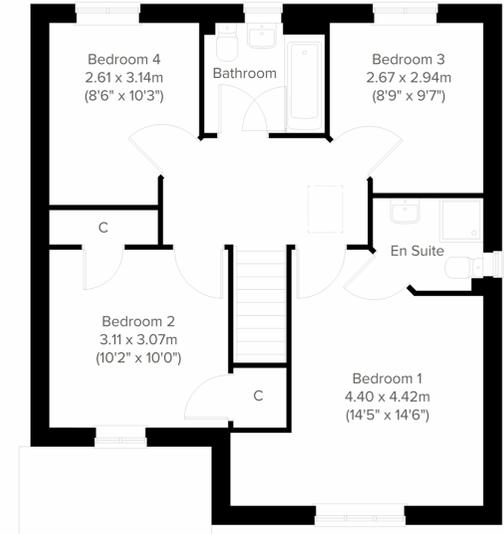
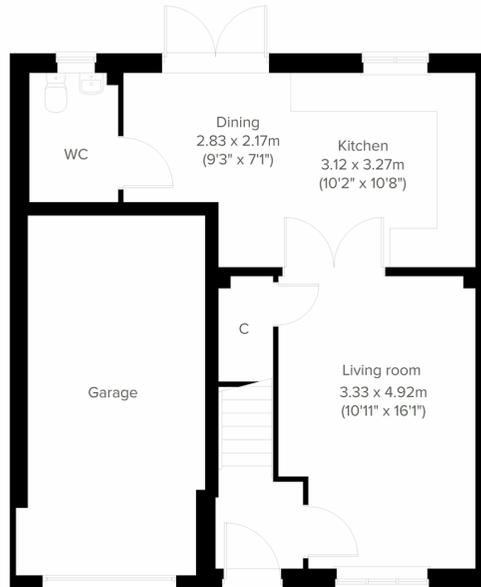
INTEGRAL GARAGE

PARKING FOR TWO CARS

PRIVATE REAR GARDEN

BUILD COMPLETE FOR DECEMBER 2025

HARTNELLS DEVELOPMENT IN MONKTON HEATHFIELD



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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