



MILES ESTATE AGENTS

Leeson House , Combe Florey,
Taunton, TA4 3JQ Offers over £700,000

A superb 4 bedroom extended detached house, recently modernised to an exceptional standard set in 1.9 acres of fabulous gardens and grounds with fantastic views to the Quantock Hills and close to the amenities of nearby Bishops Lydeard within Kingsmead catchment area. Lovely open plan kitchen/breakfast/ living space with bifold doors opening to a large terrace, lots of useful outbuildings and large double garage with ample parking. Early viewing highly recommended. Freehold Council Tax Band E EPC : D





Features:

- Entrance porch
- Spacious sitting/dining room with woodburning stove
- Fabulous open plan kitchen/breakfast/living space with bifold doors
- Utility/boot room & wet room
- 4 good size bedrooms
- Family bathroom with large walk in shower
- Gardens, orchard and grounds extending to 1.87 acres with fantastic views to the Quantock Hills
- Lots of useful outbuildings including workshop, stores, kennels & potting shed
- Large double garage & ample parking
- Oil fired central heating, drainage to septic tank
- Freehold
- Council Tax Band E









Combe Florey, Taunton, TA4

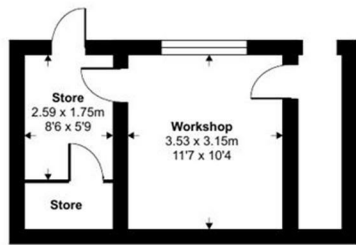
Approximate Area = 1881 sq ft / 174.7 sq m

Outbuilding(s) = 637 sq ft / 59.1 sq m

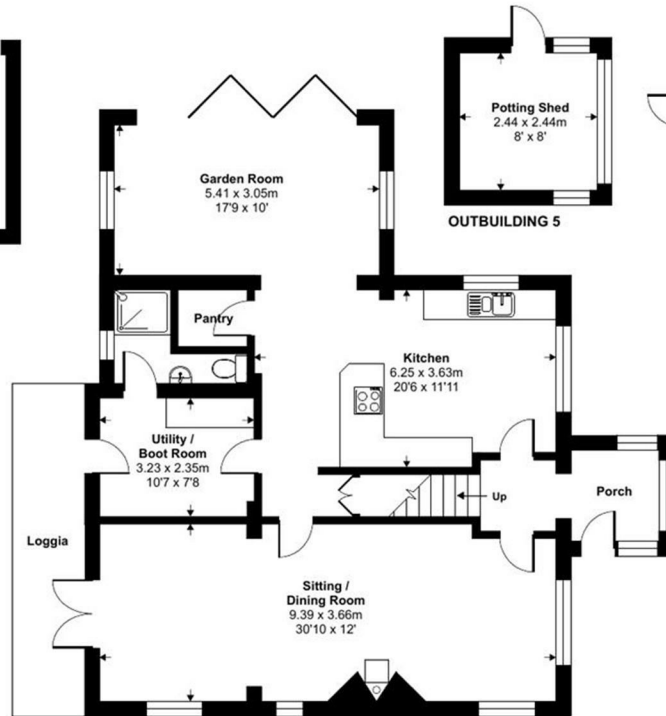
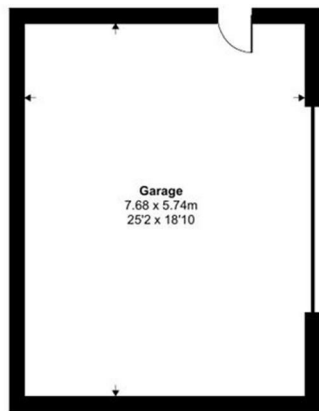
Garage = 481 sq ft / 44.7 sq m

Total = 2999 sq ft / 278.6 sq m

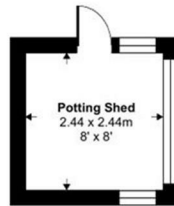
For identification only - Not to scale



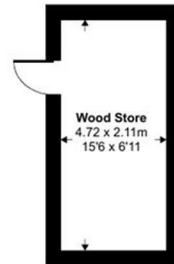
OUTBUILDING 1



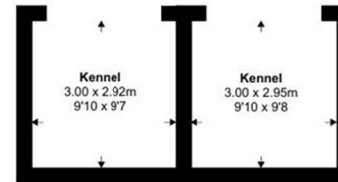
GROUND FLOOR



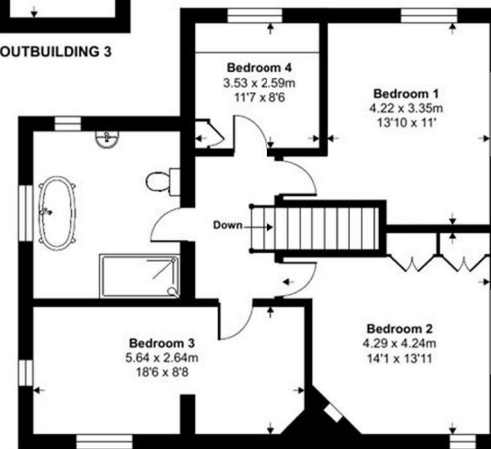
OUTBUILDING 5



OUTBUILDING 3



OUTBUILDING 2



FIRST FLOOR



Viewings strictly through the selling agents:

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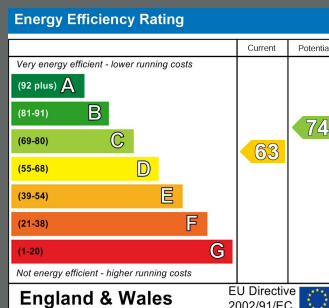
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