



## Green End

Rowford, Cheddon Fitzpaine, Taunton, Somerset, TA2 8JY

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ESTATE AGENTS

A beautifully presented, detached country home which offers particularly spacious and flexible accommodation with a self-contained annexe, set within secluded gardens of about 1 acre, on the northern fringes of Taunton in the Quantock foothills.



### Key features

- Substantial family home with 5 double bedrooms
- Flexible and versatile accommodation with the option to provide a self-contained 2 bedroom annexe/holiday let
- 21' kitchen/breakfast room
- 3 reception rooms and conservatory
- 2 bathrooms and 2 shower rooms
- Large gardens of about 1 acre with tree lined drive approach
- Glorious location adjacent to open farmland
- Close to Taunton and the Quantock hills

### Services

Mains water, electricity and drainage. Solar panels with battery. Oil-fired central heating

### EPC rating

Band D (61)

### Council tax

Band E





### The property

Dating from the 1920's this spacious and individual detached home offers great flexibility as to use. It can either be occupied as a large five bedrooms family home or sub-divided to provide a 2-3 bedroom home with a separate self-contained two bedroom annexe, ideal for a dependant relative or as a letting cottage. The current owner has successfully let the property via Airbnb. <https://tinyurl.com/2k5j3wb6>. The accommodation is light and airy and includes a 21' kitchen/breakfast room with views over the surrounding farmland. The sitting room has a lovely double aspect and leads to the conservatory which opens to a large area of decking from which to enjoy views over the garden and farmland. The welcoming reception hall could be utilised as a dining space. The study, with doors to the deck, might also serve as a ground floor bedroom as it is immediately adjacent to the wc/shower room. On the first floor are two bedrooms (one with an en suite shower and basin, plus door to the extensive roof storage space) and a large family bath/shower room.



### The annexe

Accessed via a door from the hall, this provides a sitting room, two double bedrooms, bathroom, and kitchen with door to garden. The whole property has oil-fired central heating, is double glazed and has a full complement of 14 pv/solar panels on the roof supplying a battery storage system.



## Outside

The gardens and grounds extend to about 1 acre and are stocked with numerous specimen trees. The property is approached initially over a shared driveway, which gives access to a gated entrance with a long private driveway leading to a large parking and turning area and sizeable garage. The gardens comprise an expansive lawn with flower and shrub borders, a natural wooded area, a soft fruit garden and orchard and a shed plus further parking. Adjacent to the house can be found a courtyard garden, with workshop and log store. The front garden has a small pond overlooked by a private patio which catches the afternoon and evening sun. Situated to the rear of the house is a paved terrace and an area of decking with a Mediterranean feel. The garden is bounded on two sides by a stream.

## Situation

Green End occupies an attractive semi-rural location adjacent to open farmland and with views towards the Quantock Hills. These hills have been designated an Area of Outstanding Natural Beauty and provide miles of footpaths and bridle ways, ideal for the keen walker and rider. Cheddon Fitzpaine is a small village on the northern fringes of Taunton and situated between the larger villages of Kingston St Mary and West Monkton. The town centre shops of Taunton are two miles away. Taunton railway station is 1.5 miles from Green End and trains serve Bristol (45 mins) London Paddington (1hr 45mins to 2hrs 30 mins)





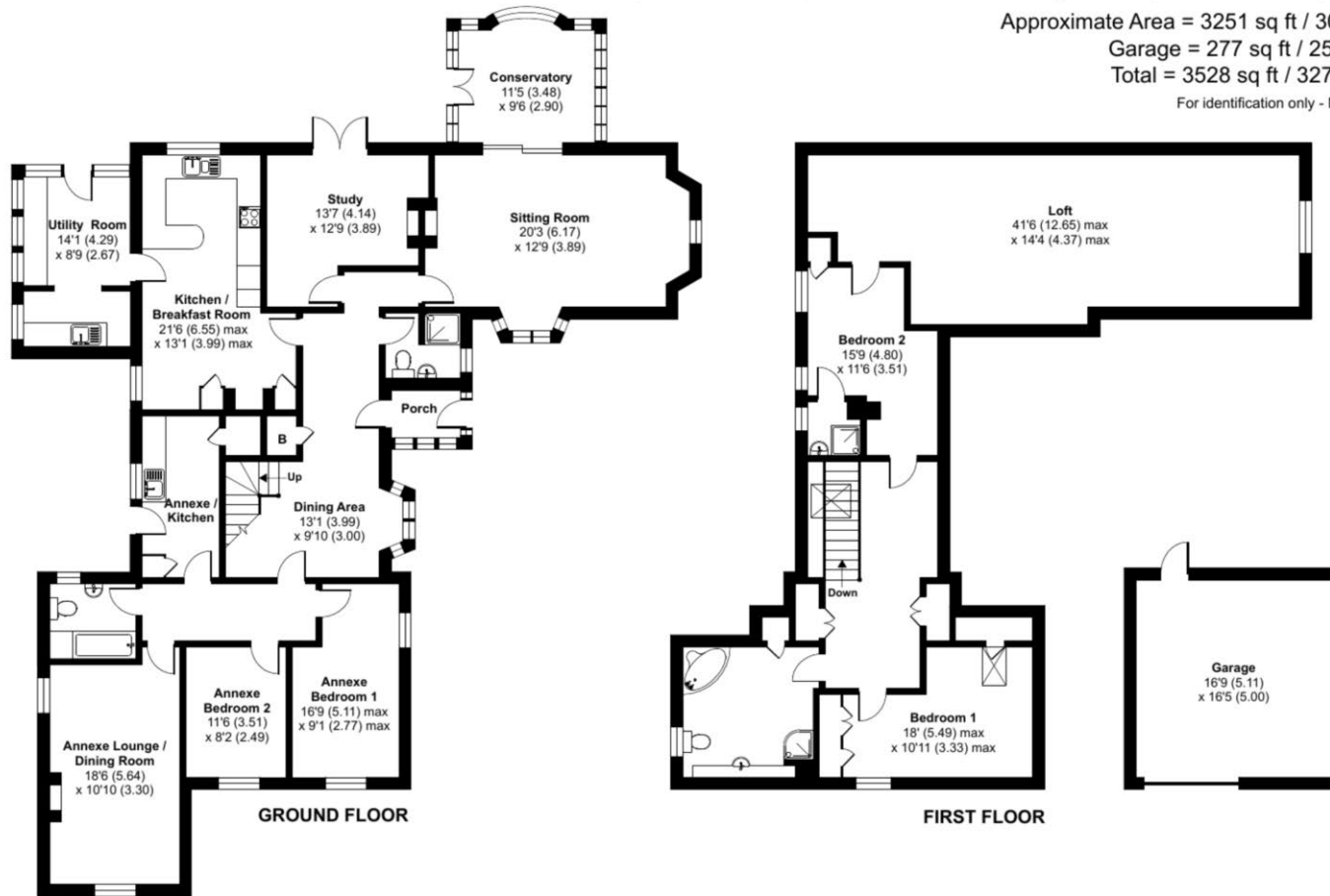
# Green End, Rowford, Cheddon Fitzpaine, Taunton, TA2

Approximate Area = 3251 sq ft / 302 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 3528 sq ft / 327.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for James Gray. REF: 1166034

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