



Woodhill House

Woodhill, Stoke St Gregory, Taunton, Somerset, TA3 6EN

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ESTATE AGENTS

A substantial and beautifully presented detached family home offering extremely spacious accommodation of character with 30' kitchen/family room and standing in large gardens of about 0.28 of acre, with garage and ample parking



Key features

- Large entrance hall with oak flooring and cloakroom
- Sitting room with inglenook style fireplace with woodburning stove and door to rear garden
- Study with fitted bookshelves
- Large Kitchen/family room with Everhot oven and doors to rear garden
- Utility room
- Principal bedroom with en suite shower room and built-in cupboards
- Guest bedroom with en suite shower room
- 2 further double bedrooms and family bath/shower room
- Large gardens of 0.28 acre with extensive parking and garage
- Rural location, but close to good local amenities

Services

Oil-fired central heating. Mains water, electricity and drainage

EPC rating

Band D (61)

Council tax

Band F





The property

Built in 2002, this spacious and individual detached family home offers light, airy and beautifully appointed accommodation. It is offered in excellent order throughout with oil-fired central heating, double glazing and also benefitting from 14 solar pv panels. The property stands in a plot extending to about 0.25 of an acre, including a large sweeping driveway providing ample parking.

The accommodation

An oak front entrance door opens in to an impressive reception hall with oak flooring and guest cloakroom. The large sitting room enjoys a triple aspect and includes an inglenook style fireplace with woodburning stove. Bi-fold doors open to the rear garden. The kitchen/dining/family room extends to over 30' and is very much the heart of the house. A glazed extension provides a lovely outlook over the garden. The kitchen is comprehensively fitted with a range of base and wall units with built-in appliances and includes an Everhot electric cooker. A utility room is also well fitted and provides excellent storage and direct access to the garage. Also on the ground floor can be found a study with built-in bookshelves.



First floor

A spacious landing affords access to the principal bedroom with en suite shower room and attractive outlook over the rear garden. A guest bedroom also



has built-in wardrobes and a further en suite shower room. There are 2 further double bedrooms and a well appointed family bath/shower room.

Outside

The property is approached through a gated entrance with a large gravelled driveway providing extensive parking and giving access to the garage. The drive is bordered by lawn and shrubs. The rear garden provides excellent entertaining opportunities, with a large paved terrace with pergola over with climbing vine, ideal for alfresco dining. A raised area of decking affords a lovely outlook over the garden and to the adjacent summer house and pond. There are areas of lawn and shrub and flower borders. Situated behind hedging and fencing can be found a further area of garden with further lawn, shrubs and soft fruits. In all the plot extends to about 0.28 of an acre.

Situation

The property enjoys an attractive semi-rural location with attractive views over surrounding farmland. The popular village of Stoke St Gregory offers a thriving village community with many local clubs, organisations and amenities to include a community run, village stores, coffee shop, and pub. There is also a fine parish church and popular primary school. The property is well placed being readily accessible to Taunton and the M5 motorway which are about 9 miles away.





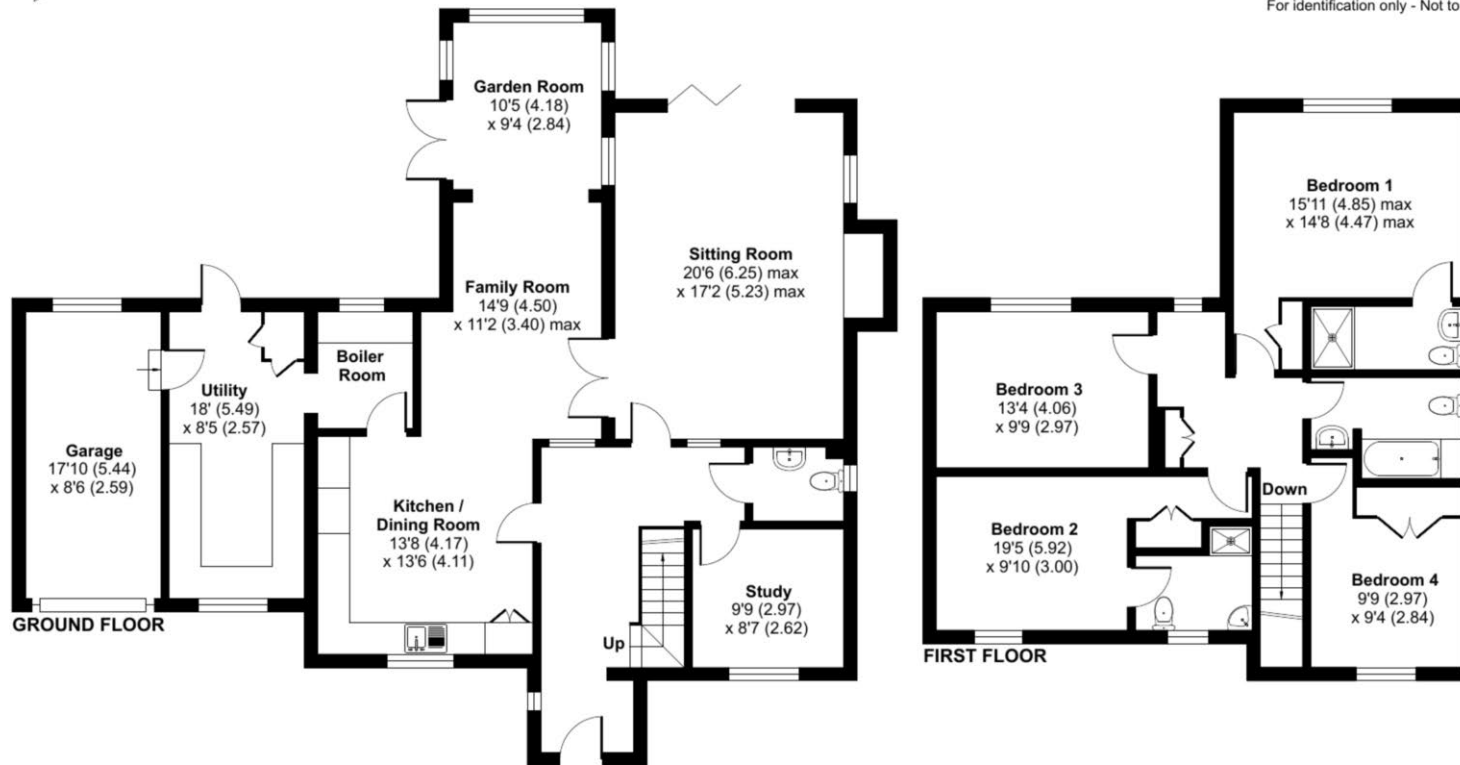
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Approximate Area = 2166 sq ft / 201.2 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 2319 sq ft / 215.4 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: 1170512

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