



Redbank House

Butts Way, Milverton, Taunton, Somerset, TA4 1LY

James
Gray

ESTATE AGENTS

A beautifully presented detached family home, standing in large gardens of about 0.2 acres and backing on to an orchard, and enjoying a delightful location on the edge of this sought after village.



Key features

- Entrance hall and cloakroom
- Sitting room with lovely outlook over the rear garden
- Study/snug/dining room
- Kitchen/breakfast room and utility room
- Conservatory
- Principal bedroom with en suite shower room and built-in wardrobes
- 3 further bedrooms and family bath/shower room
- Large gardens with attractive open aspect and useful workshop and stores
- Driveway with ample parking. Store room (former garage)
- Convenient location close to good local amenities. No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band C (72)

Council tax

Band F





The property

Built in 2006 this handsome detached house offers spacious and well appointed accommodation which has been designed to take full advantage of the wonderful setting with the main rooms enjoying lovely outlooks over the rear garden and with open views beyond. The property is well presented and has gas-fired central heating and double glazing.

The accommodation

The front entrance door opens to the good sized entrance hall with double doors opening to a large reception room which can be utilised as a dining room, study or snug. The sitting room has 2 windows on the rear elevation, affording a lovely outlook over the rear garden. Fireplace with inset gas flame effect stove. The kitchen/breakfast room is well appointed and bi-fold doors open directly to a large conservatory creating a large entertaining space and from the conservatory double doors open to the rear terrace, ideal for al fresco dining. Approached from the kitchen is a utility room with door to the rear garden and the integral former garage, now a very useful store room. Also on the ground floor is a cloakroom



First floor

The principal bedroom enjoys a lovely outlook over the rear garden and has a built in double wardrobe and an en suite shower room. There are 3 further double bedrooms, one of which is currently utilised as a study/hobbies room. There is also a family bathroom.



Outside

The rear garden backs on to a large orchard and accordingly enjoys a good deal of privacy and an attractive rural outlook. The garden is laid mainly to lawn, with flower and shrub borders with a large paved terrace running the width of the property. The garden is fully enclosed by mature hedging and has a number of useful outbuildings including a workshop with an adjoining store, greenhouse and further storage sheds. The former garage still provides useful storage and has a pedestrian door opening to the utility room. The property is approached over a shared driveway with a private parking area for 3 cars and an area of lawn. The property is set back from the roadway behind mature hedging.

Situation

Milverton is a popular village with an active community and with facilities including a post office, village shop, highly-regarded primary school, active community hall and recreation ground. It nestles between the Quantock, Brendon and Blackdown Hills, affording excellent walking opportunities. Wiveliscombe, approximately 3 miles away, offers a more comprehensive range of shops, a farmers' market and a secondary school. Wellington, 5 miles away, has a Waitrose and the excellent Wellington School. Taunton, 8 miles away, has a good range of shopping facilities, and schools include Taunton School, King's College, Queen's College and King's Hall.





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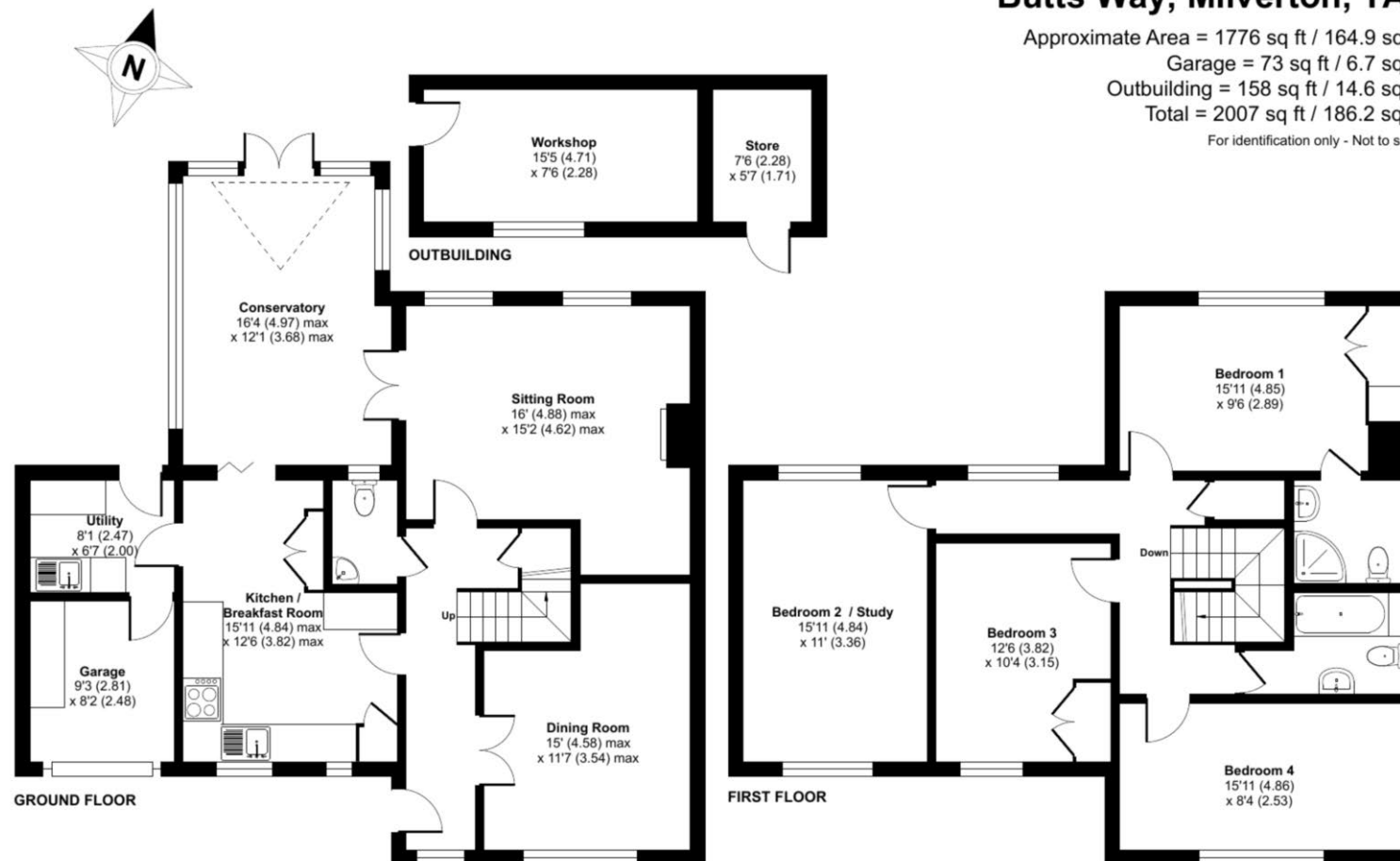
Approximate Area = 1776 sq ft / 164.9 sq m

Garage = 73 sq ft / 6.7 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 2007 sq ft / 186.2 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). © nitchecom 2025. Produced for James Gray. REF: 1355575

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