



## Greenacres

Henlade, Taunton, Somerset, TA3 5NB

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ESTATE AGENTS



A beautifully appointed detached bungalow offering light and airy accommodation, standing in extensive gardens and grounds with orchards and newly planted arboretum with an excellent range of outbuildings. In all about 2.75 acres



### Key features

- Beautifully appointed detached bungalow
- Stunning 24' family room with wood burning stove and bi-fold doors opening to the garden
- Large well appointed kitchen/breakfast room, utility room and cloakroom
- Double aspect sitting room with wood burning stove
- Principal bedroom with en suite shower room. 2 further double bedrooms and family bathroom.
- Oil-fired central heating and double glazing
- Stunning gardens and grounds with orchard and newly planted arboretum
- 60' barn, double garage, various garden stores, ample parking.
- Attractive rural location but close to Taunton and the M5 motorway

### Services

Mains electric and water. Private drainage. Oil fired central heating

### EPC

D (68)

### Council Tax

E







### The property

Built in the 1960's and originally comprising a cedar framed bungalow, the current owners have 're-skinned' and re-modelled the accommodation, so that it now offers particularly spacious and well appointed accommodation. A most notable change is the addition of a large family room with wood burning stove and bi-fold doors opening directly to the garden and affording a lovely southerly outlook. The property is well presented and has oil-fired central heating and double glazing. The gardens and grounds have also been totally transformed and include extensive planting with a large arboretum with many native species, together with an orchard with numerous fruit trees. There are numerous outbuildings including a 60' barn, providing extensive storage. There is also a double garage and further storage sheds and a large driveway provides extensive parking.

### The accommodation

A wide and welcoming reception hall affords access to all the main rooms, including the sitting room, which has a lovely double aspect with doors opening to the side garden. Wood burning stove. The family room is of lovely proportions and extends to about 24' with a lovely southerly aspect and bi-fold doors opening directly to the garden. Wood burning stove. The kitchen/breakfast room is well appointed and includes a large central island unit. The utility room is also well fitted with numerous units and a door opens directly to the driveway. Cloakroom with wc and basin. The







principal bedroom has an en suite shower room and there are 2 further good-sized double bedrooms and a family bath/shower room.

### Outside

The gardens and grounds provide a stunning setting for the property and afford it a high level of privacy and in total they extend to about 2.75 acres. The garden enjoys a southerly aspect and is planted with numerous shrubs and trees and includes a pond. Beyond the garden can be found a large former paddock which has now been extensively planted with numerous native trees and a wide variety of fruit trees. There is a productive kitchen garden area with raised beds and poly tunnel. A wide driveway provides extensive parking and gives access to the double garage. There is also a large steel framed barn extending to about 60' in length and this provides extensive storage/garaging. There is also a number of garden sheds and a green house. In all the total plot extends to about 2.75 acres.



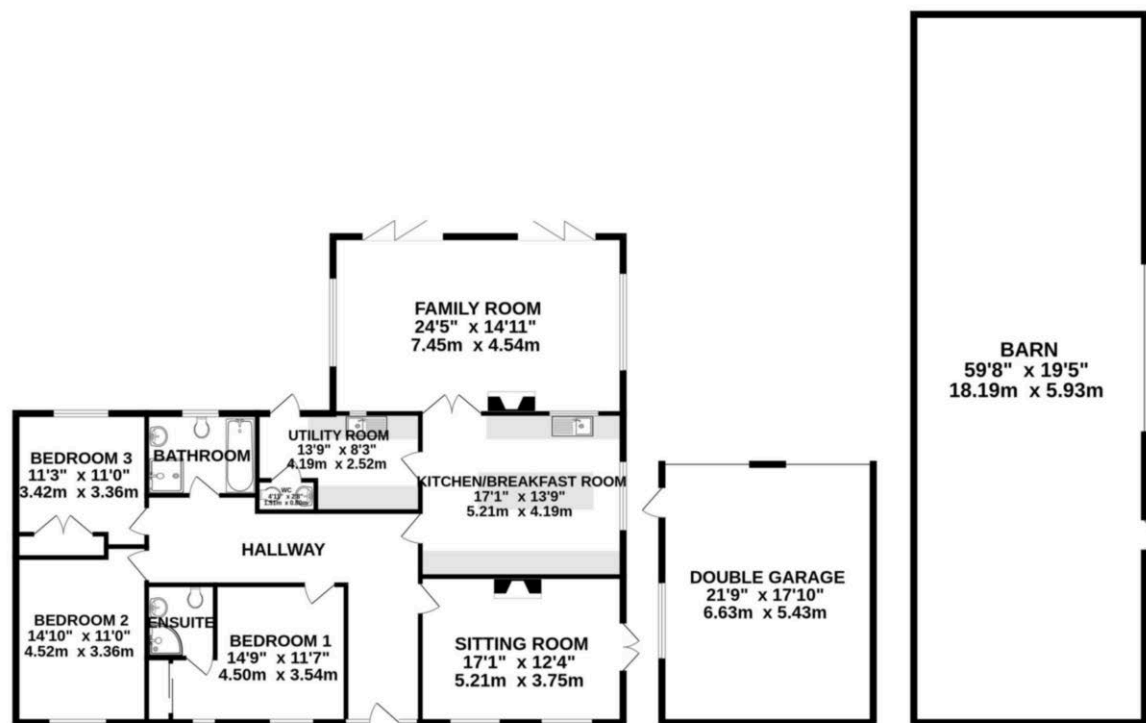
### Situation

The property enjoys an attractive semi-rural location, fronting onto a country lane at the foot of Stoke Hill. The property offers the dual benefits of an attractive rural setting, yet is less than a 10 minute drive to the M5 motorway and the Hankridge out of town shopping complex. Henlade has a shop/post office and the nearby village of Stoke St Mary has a pub. It is about 3 miles to the town centre of Taunton, which is the county town of Somerset.









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