



Newlands

Goosenford, Cheddon Fitzpaine, Taunton, Somerset, TA2 8LJ

**James
Gray**

ESTATE AGENTS

A substantial detached bungalow offering spacious and well appointed accommodation, with south facing gardens and far reaching views, enjoying a delightful semi-rural location in the Quantock foothills, yet close to Taunton and good local amenities. In all about 0.3 acres



Key features

- Large sitting room with wide sliding doors opening to the garden and countryside views
- Additional reception room with large window overlooking the garden, ideal as a dining room, snug or study
- Fitted kitchen with integrated appliances and adjoining utility room
- 5 bedrooms, including a generous main suite with en suite shower room
- Family bathroom and further cloakroom
- Expansive gardens with lawns, paved terrace and open outlook
- Ample driveway parking and garage/store
- Attractive semi-rural location about 3.5 miles to the centre of Taunton

Services

All mains services connected. Gas central heating

EPC Rating

Band D (68)

Council Tax

Band E



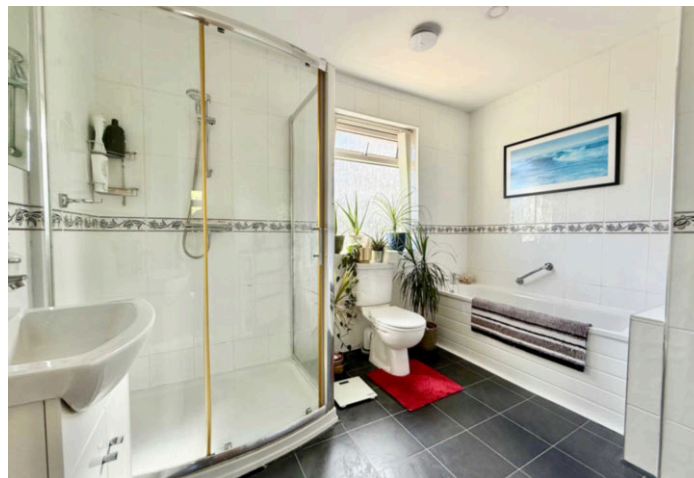


The Property

Newlands is a well-presented detached home set in a delightful semi-rural position, with open views across surrounding fields. The property has been carefully maintained, offering light and well-proportioned rooms throughout, with the layout designed to make the most of the setting and gardens. The property could potentially be adapted to provide an annexe wing for a dependant relative. The property is double glazed and has gas-fired central heating.

The Accommodation

A welcoming entrance hall leads to a generous sitting room, complete with feature fireplace and wide sliding doors opening to the terrace and gardens beyond and affording attractive rural views. A second reception room with a large window provides a cosy space ideal as a snug, study or dining room. The kitchen is fitted with modern units and integrated appliances, with a useful adjoining utility room. In total there are five bedrooms, including a spacious principal suite with en suite shower room, four further bedrooms, a family bathroom and a separate cloakroom.





Outside

The south facing gardens are a particular feature, with generous lawns and patio that capture the afternoon and evening sun. Mature trees and planting provide colour and privacy, while the paved terrace adjoining the house is perfect for barbecues and summer entertaining. The setting feels wonderfully open, with the rear boundary backing directly onto fields and uninterrupted countryside views.

Situation

The property is attractively situated in the small hamlet of Goosenford, on the edge of the larger village of Cheddon Fitzpaine, combining rural charm with convenience. The nearby village offers a welcoming community, whilst the village of Kingston St Mary has a pub. The county town of Taunton is just a short drive away for a wider range of shops, schools and services. Excellent road and rail links make the area ideal for commuting, with access to the M5 motorway and Taunton station providing fast services to London.





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Approximate Area = 2037 sq ft / 189.2 sq m (includes garage)

For identification only - Not to scale



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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