



South View

Kingston St. Mary, Taunton, Somerset, TA2 8HH

James
Gray

ESTATE AGENTS

A deceptively spacious 4 bedroom chalet bungalow, standing in large gardens of 0.3 acres, on the edge of this sought after Quantock hills village.



Key features

- Entrance hall and cloakroom
- Double aspect sitting room
- Large Kitchen/dining room with wood burning stove. Utility room
- Family room and conservatory
- Principal bedroom with en suite bathroom
- 3 further bedrooms all with en suite shower rooms. Further family bathroom.
- Double glazing and gas-fired central heating
- Gardens of about 0.3 acres with large west facing paved terrace
- Useful outbuildings including 2 greenhouses
- Attractive location in this popular village set in the Quantock foothills

Services

All mains services connected. Gas-fired central heating

EPC

Band C (72)

Council Tax

Band E





The property

This individual detached chalet bungalow offers deceptively spacious family sized accommodation. It offers great flexibility as to use and offers potential to create a self-contained annexe (subject to any necessary regulations). The property stands in large gardens with a number of useful outbuildings and is a short walk from the centre of this sought after Quantock hills village

The accommodation

The kitchen/dining room is very much the heart of the house and extends to about 22' and includes a wood burning stove. The main living room is also of a good size and has an attractive outlook over the west facing rear garden. A large family room, opens through to a conservatory with double doors opening to a large paved terrace, ideal for al fresco dining. There is also a utility room and cloakroom. Also found on the ground floor are 3 double bedrooms all with en suite shower rooms.



First floor

On the first floor is the principal bedroom suite with en suite bathroom.

Outside

The property is approached over Hob Lane (a private driveway, shared with neighbouring properties) and this gives access to a large driveway with ample parking and turning space. The front garden includes lawn and a



productive kitchen garden area. There are also a number of outbuildings, one of which has in the past been used as a home office. Carport/store. The rear garden enjoys an attractive westerly aspect and includes a large paved terrace. The remainder of the garden is lawned and is enclosed by mature hedging. NB Please note that neighbouring properties have right of access across the demise. Please contact the agent for further details.

Situation

Kingston St Mary is a particularly sought after village that provides a very active community with many clubs and organisations and amenities to include a primary school, pub, parish Church, village hall, playing field and garage. The village lies at the foot of the Quantock Hills which have been designated an area of outstanding natural beauty and provide miles of footpaths and bridle ways ideal for those with walking and riding interests. Indeed, there are many footpaths leading directly from the village. The property offers the dual benefits of an attractive semi-rural setting, yet is only about 4 miles from the centre of Taunton and about 3 miles from the main line railway station. The preparatory school of Kings College Prep is less than a mile away and junction 25 of the M5 motorway is also readily accessible. Taunton, the county town, provides excellent shopping and leisure facilities, with a good range of schools, both in the state and independent sector, including Kings and Queens Colleges and Taunton School. Both Bristol and Exeter airports are also readily accessible, providing regular flights to Europe and the USA.

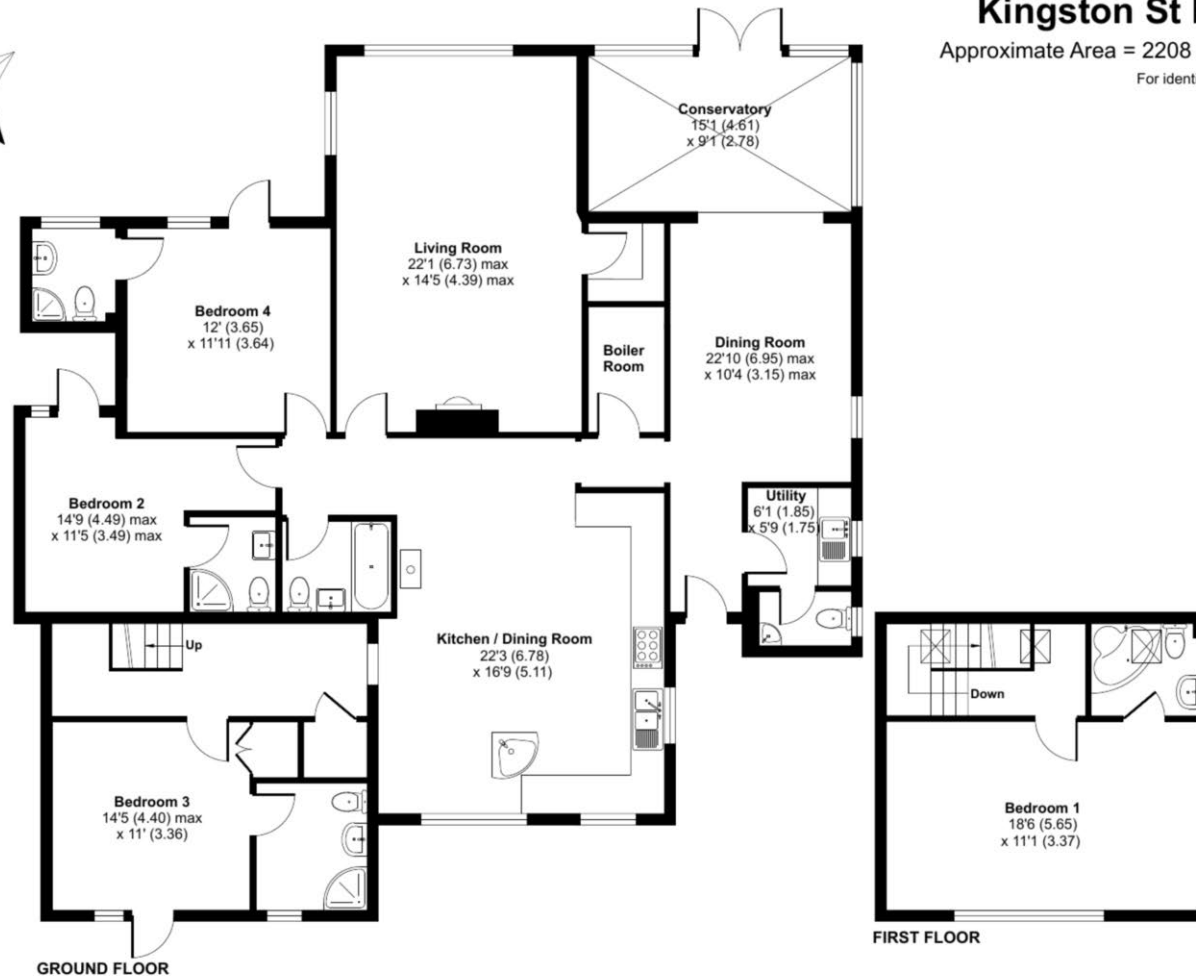




Kingston St Mary TA2

Approximate Area = 2208 sq ft / 205.1 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: 1340128

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.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

ESTATE AGENTS