



Connells

Holly Tree House
Bishopswood Chard

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Bishopswood Chard TA20 3RS

for sale offers in excess of
£475,000



Property Description

Situated in the peaceful village of Bishopswood and set within the stunning Blackdown Hills AONB, this spacious four-bedroom detached home offers country living with generous, flexible accommodation.

The ground floor features a large triple-aspect lounge, offering an abundance of natural light and views over the garden, perfect for relaxing or entertaining. The kitchen/diner provides a sociable hub to the home with space for family meals, while a second reception room adds versatility-ideal as a formal dining room, home office, or potential fifth bedroom. A wet room, accessed via the rear lobby, completes the ground floor and adds excellent functionality, particularly for multi-generational living or those with mobility needs.

The rear lobby also provides direct access to the garage, which benefits from power and light, making it suitable for additional storage, a workshop, or secure parking.

Upstairs, you'll find four well-proportioned bedrooms, including a generous main bedroom with en suite shower room, along with a family bathroom featuring a bath and a separate shower enclosure-perfect for busy households.

Outside, the property boasts off-road parking for three vehicles and a sizeable south-facing rear garden, beautifully established and offering a high degree of privacy.

Additional features include oil-fired central heating, with the oil boiler located in the kitchen and a new oil tank installed in 2019. The property is also served by a septic tank.

Entrance Hall

With radiator and doors to both reception rooms.

Lounge

16' 6" x 25' 8" (5.03m x 7.82m)

Triple aspect room with sliding doors to the rear aspect and into the rear garden. Electric fire, two radiators, under stair storage and stairs to the first floor.

Dining Room

11' 10" x 12' 1" (3.61m x 3.68m)

With wood burning stove and window to the front aspect. radiator. This room could easily be a fifth bedroom as despite there being access to the kitchen from here, there is still access to the kitchen via the main lounge and no access through this room is necessarily required.

Kitchen/Diner

16' 3" x 12' (4.95m x 3.66m)

Mid height oven & grill, electric hob with cooker hood over, space for fridge/freezer and tiled floor. Windows to the side and rear aspects. Oil fired boiler.

Rear Lobby

With access from the kitchen and into the wet room, garage and rear garden.

Wet Room

Wash basin, WC, heated towel rail and mains shower. Window to the rear aspect. Before being converted to a wet room this was a utility room.

First Floor

First Floor Landing

Window to the front aspect, radiator and 2 x loft access.

Bedroom One

12' 7" x 13' 4" (3.84m x 4.06m)

Window to the side aspect and radiator.

En Suite

Wc, wash basin, heated towel rail and shower enclosure with electric shower.

Bedroom Two

8' 6" not into door recess x 12' 3" (2.59m not into door recess x 3.73m)

Window to the front aspect and radiator.

Bedroom Three

9' 10" x 9' 7" to fitted wardrobe (3.00m x 2.92m to fitted wardrobe)

Window to the rear aspect and radiator.

Bedroom Four

9' 7" x 9' 7" (2.92m x 2.92m)

Window to the rear aspect and radiator.

Bathroom

Bath with mixer tap and shower attachment, separate shower enclose with mains shower, wash basin, WC, heated towel rail and a tiled floor.

Garage

13' 1" x 10' 2" (3.99m x 3.10m)

With light, power and a single glazed window to the side aspect.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

EPC Rating: E Council Tax
 Band: F

Tenure: Freehold

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