



Windflower



Windflower

West Monkton, Taunton, Somerset, TA2 8NW

Taunton 3 Miles, M5 Junction 25 3 Miles

An individual south facing family house set in a wonderful elevated position with established gardens set in this popular village near to Taunton

- Open Porch
- Home Office
- Guest Bedrooms with En-Suite
- Established Landscape Gardens
- Freehold
- Snug/Family Room
- Principal Bedroom with En-Suite Shower
- Heated Swimming Pool
- Double Garage
- Council Tax Band G

Guide Price £1,300,000

Situation & Amenities

Windflower occupies a stunning elevated position with views across the village, Vale of Taunton and Blackdown Hills. West Monkton is highly regarded and lies at the foot of The Quantock Hills, which are designated an Area of Outstanding Natural Beauty with a variety of footpaths and bridleways for those with walking and riding interests. The village is within a conservation area and has a Parish church and a popular village pub.

The County town of Taunton lies to the South West with a wider range of shopping, leisure and scholastic facilities. There are three well known independent schools and excellent communication links to the rest of the country with a mainline railway station with links to London Paddington and access to the M5 motorway via Junction 25.

Description

Windflower is a wonderful detached family home which is situated in an elevated setting out of sight from the village lane below. It sits in landscaped gardens on the edge of the village with south facing views. Being built in 2002, the house is an attractive façade with partly faced local red sandstone and rendered elevation under a slate roof.



Accommodation

The house has a large open porch leading through to reception hall. There are four reception rooms in total with all but one the study facing south enjoying wonderful outlooks with views across the gardens. The sitting room is centred on a large open fireplace with fitted wood burning stove and two sets of French windows opening on to the terrace and garden. The dining room has 'carré de marbre' flooring and opens onto the kitchen which creates a large single room which ideal for entertaining. The kitchen is fitted with a range of matching wall and base units with grey granite work surfaces and a range of integrated appliance including twin ovens. There is also a large wine fridge which is separate and has been built in. Adjacent to the kitchen is the utility room with matching wall and base units and doors provide access to the double garage, driveway and door out to the rear garden.

Two of the five bedrooms on the first floor have an en-suite bathroom/shower rooms and the remaining four bedrooms share the family bath and shower room. Currently the two attic rooms serve as a home office and games room/gym. The master bedroom is a light and spacious suite with two separate individually fitted walk in wardrobes with shelving and hanging space. The master also comprises a large en-suite with Velux skylight.

Outside

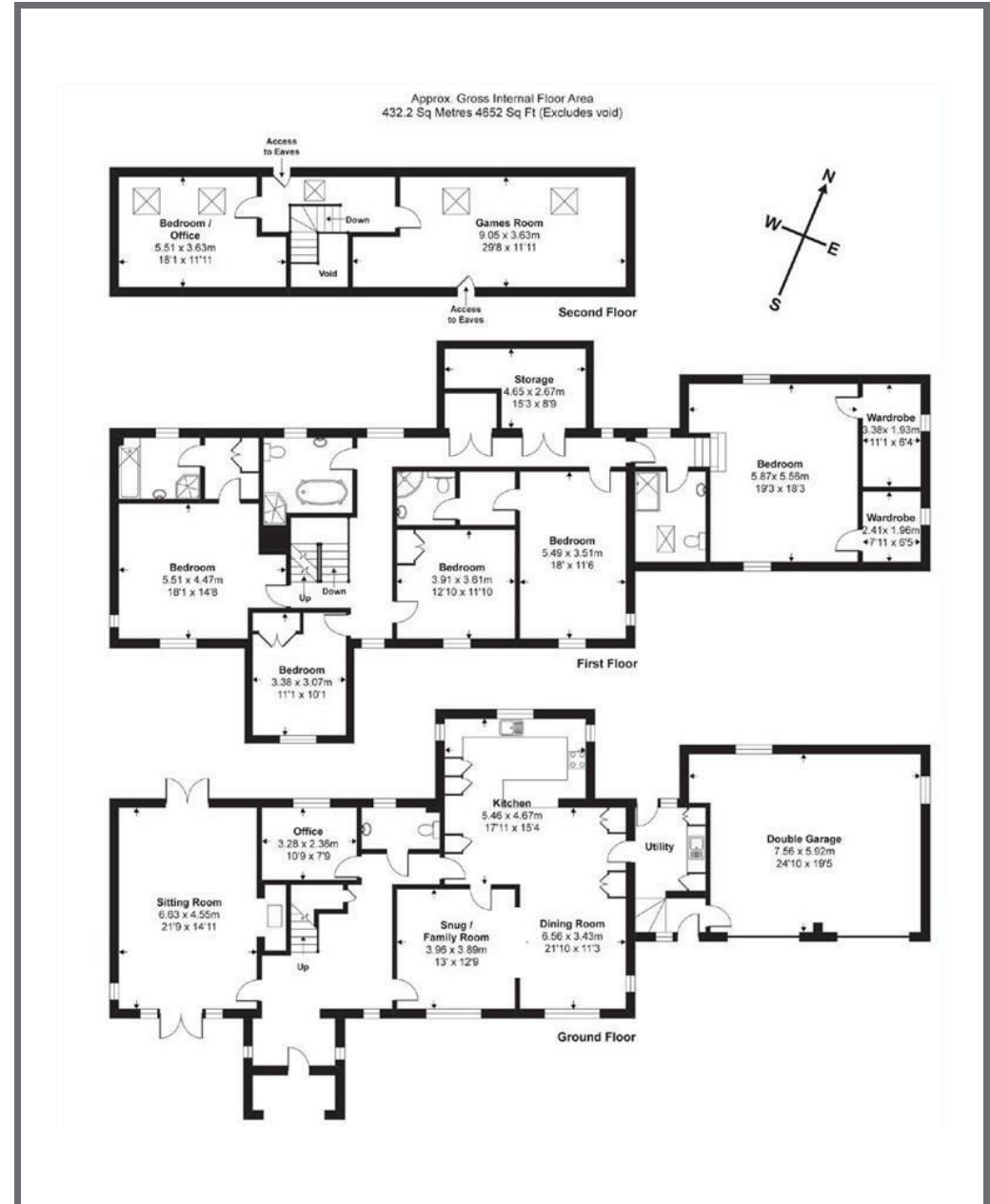
The property is approached through electrically operated gates which open on to a sweeping driveway which leads up to the double garage with parking and turning area. The gardens that surround the property are well established and beautifully maintained and are predominantly laid to lawn. There are a number of planted herbaceous borders and there is an established hedge line to the rear providing a high degree of privacy. To one side of the property is a large terrace area enjoying the evening sun and the garden is fitted with an automatic watering system throughout. At the rear, in a private and sheltered location, is the swimming pool, the heating and exchange unit connects to a gas central heating boiler. The swimming pool is fully lined and has a fitted trip pull cover which retracts into the terrace and has an automatic chlorine feeder. Separate plant room that's houses the equipment.

Directions

Proceed into the village of West Monkton and passing the Italian on the left-hand side, proceed around the bend/triangle and the gardens can be found on the left-hand side. Proceed up the private entrance and Windflower is the first of two properties.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78
England & Wales		EU Directive 2002/91/EC	