



Headley House

# Headley House

Trull, Taunton, TA3 7HT

Taunton 2.25 miles. M5 (J25) 5 miles.

A beautifully presented four-bedroom family home, situated in the ever popular village of Staplehay, with level gardens and garaging

- Sought after location
- 25' sitting room
- 4 bedrooms (principal en-suite)
- Off-road parking
- Freehold
- Modern kitchen/dining room
- Study
- Integral double garage
- Private gardens
- Council Tax Band G

Guide Price £750,000

## SITUATION

Staplehay is situated approximately 2.25 miles south of the County Town of Taunton and is considered to be one of the most desirable residential areas. The adjoining village of Trull boasts a variety of amenities, including primary schooling, recreational facilities, village stores, and a pub. For those with walking and riding interests, the property is situated near the Blackdown Hills.

Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse. There is easy access to the M5 via junction 25 and regular rail services to London from Taunton Station.

## DESCRIPTION

Headley House is an executive-style detached residence, sitting in an elevated position within its spacious plot, enjoying superb views and plenty of natural light. Built in 2001, the property has mellow brick elevations under a pitched tiled roof with uPVC windows and doors throughout. Extending to over 1,963 sq ft, the house is beautifully presented, having been remodelled over recent years by the current owners, and now provides spacious and well-planned accommodation throughout. Outside, there is ample off-road parking, a double garage, and a level garden.



## ACCOMMODATION

The double-glazed storm porch opens through to the entrance hall with galleried landing and Amtico herringbone flooring continuing through to the sitting room. Extending to over 25', the sitting room enjoys a double aspect with an open fire and stone surround, along with double doors opening to the patio. Internal glazed double doors open to the kitchen/dining room, allowing the space to be used for open-plan living or independently. The stylish new kitchen is well-equipped with plenty of wall and base units and integrated appliances. These include 2 dishwashers, a Neff oven and combination microwave, tall fridge, tall freezer, induction hob with downdraught extractor and Quooker boiling water tap. There is a second set of double doors opening to the patio.

Practical amenities on the ground floor include a cloakroom and a separate study, perfect for home working or hobbies. There is also utility with further storage, sink, and plumbing for laundry appliances. Beyond this is a separate boot room with space for outdoor wear, a rear entrance door, and a door to the integral double garage, which has electric up-and-over doors.

To the first floor there is a spacious galleried landing. All 4 bedrooms have built in wardrobes, and the principal bedroom has a large en-suite shower room. Bedrooms 2 and 4 overlook the front aspect and the principal bedroom and bedroom 3 share views of the garden and rural views beyond. The family bathroom is fitted with a white suite, including a Jacuzzi bath and separate shower cubicle.

## OUTSIDE

Accessed along the road, the property is approached over a tarmac shared driveway, leading to off-road parking and access to the double garage. Adjacent to the road is a mature shrub boundary providing screening.

Predominantly laid to lawn, the rear garden is fully enclosed with a combination of mature hedging, fencing, and planted borders. Adjoining the rear of the house is a paved patio with a path leading to the summerhouse in the far corner, fitted with power. There are two timber sheds to one side, both supplied with light and power, and pedestrian gated access is found to the side of the double garage.

## SERVICES

Mains water, electricity, drainage, and gas are connected to the property. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

From the centre of Taunton, head south along Trull Road. Continue through the village of Trull to Staplehay. Headley House will be found on the left, shortly after Staplehay garage, identified by a Stags for sale board.



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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 81        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 66        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625

Approximate Area = 1963 sq ft / 182.3 sq m  
 Garage = 348 sq ft / 32.3 sq m  
 Outbuildings = 205 sq ft / 19 sq m  
 Total = 2516 sq ft / 233.7 sq m

For identification only - Not to scale

First Floor

Outbuilding 1  
Outbuilding 3

Outbuilding 2

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1090904