



Four Forks House







Four Forks House Charlynch Road

Spaxton, Bridgwater, Somerset, TA5 1BJ

Taunton 12 miles, Bridgwater 5 miles.

An attractive, detached stone house with double garage, gardens and paddocks extending to just under 2 acres, situated at the foot of the Quantock Hills, an area of outstanding natural beauty.

- Stunning Period House
- 4 bedrooms, 2 bathrooms
- Double garage and ample parking
- Gardens and Paddock
- Freehold
- Popular village location
- 3 reception rooms
- Wonderful countryside views
- Planning to extend
- Council Tax Band G

Guide Price £825,000

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DESCRIPTION

Four Forks House is a highly attractive detached period house which has well-proportioned accommodation, and has been significantly refurbished by the current owners to a particularly high standard. The house itself is set on the edge of the popular village of Spaxton, surrounded by delightful mature gardens that have been heavily landscaped by the current owners and include a number of Beech trees and a paddock, as a whole extending to just under 2 acres.

SITUATION

Four Forks House is located on the edge of the popular village of Spaxton, enjoying lovely views over the countryside. Spaxton is a village that lies at the foot of the Quantock Hills, being a designated area of outstanding natural beauty. The Quantock Hills offer the opportunities for walking, riding and other rural pursuits. Spaxton offers a Post Office and store, village hall, primary school, church and a number of other facilities. The County town of Taunton provides motorway access at junctions 23, 24 and 25 of the M5 and a main line railway station on the North side of the town providing direct trains to London Paddington in less than two hours.

ACCOMMODATION

The spacious accommodation includes an entrance hallway with stairs to the first floor. The sitting room is centred upon an open fireplace with multi-fuel stove and bay windows with window seats looking out onto the garden. There is a dual aspect drawing room which has been fully refurbished, again with bay window overlooking the garden. This room was formerly 2 rooms and has now been converted into 1 room with a sitting area which has a fireplace with a multi-fuel stove. The room includes oak flooring throughout and a window overlooking the front.

The kitchen is fitted with a range of oak fronted wall and base units with space for appliances, granite work surfaces with breakfast bar, sink, integrated microwave and an inglenook with a 4 oven aga with companion. The dining / garden room adjoins and includes full length bi-folding doors which open onto the outside dining area enjoying wonderful views over the garden and open countryside and beyond. Next to this is the utility room, larder and downstairs WC.





On the first floor there is a half landing with shower room. The main landing gives access to 4 well-proportioned bedrooms. The master bedroom enjoys a luxury suite with Villeroy & Boch fittings along with an adjoining walk-in dressing room.

OUTSIDE

Four Forks House is approached via the village road and leads onto a large tarmac parking area where there is access to a double garage with an up and over roller door. Gardens extend around the side, to the rear and to the front of the house and are predominantly laid to lawn. There is a deep paved terrace with a level area of lawn and there is access to a separate fenced paddock which is laid to pasture. This backs onto open fields with wonderful views of the Quantock Hills.

SERVICES

Mains water, electricity and drainage. Oil fired boiler and aga. Broadband available: Standard, Superfast & Ultrafast ADSL. Mobile signal coverage: Voice, Data & Enhanced Data likely. (Ofcom). Please note the agents have not inspected or tested these services. EPC rating: E.

DIRECTIONS

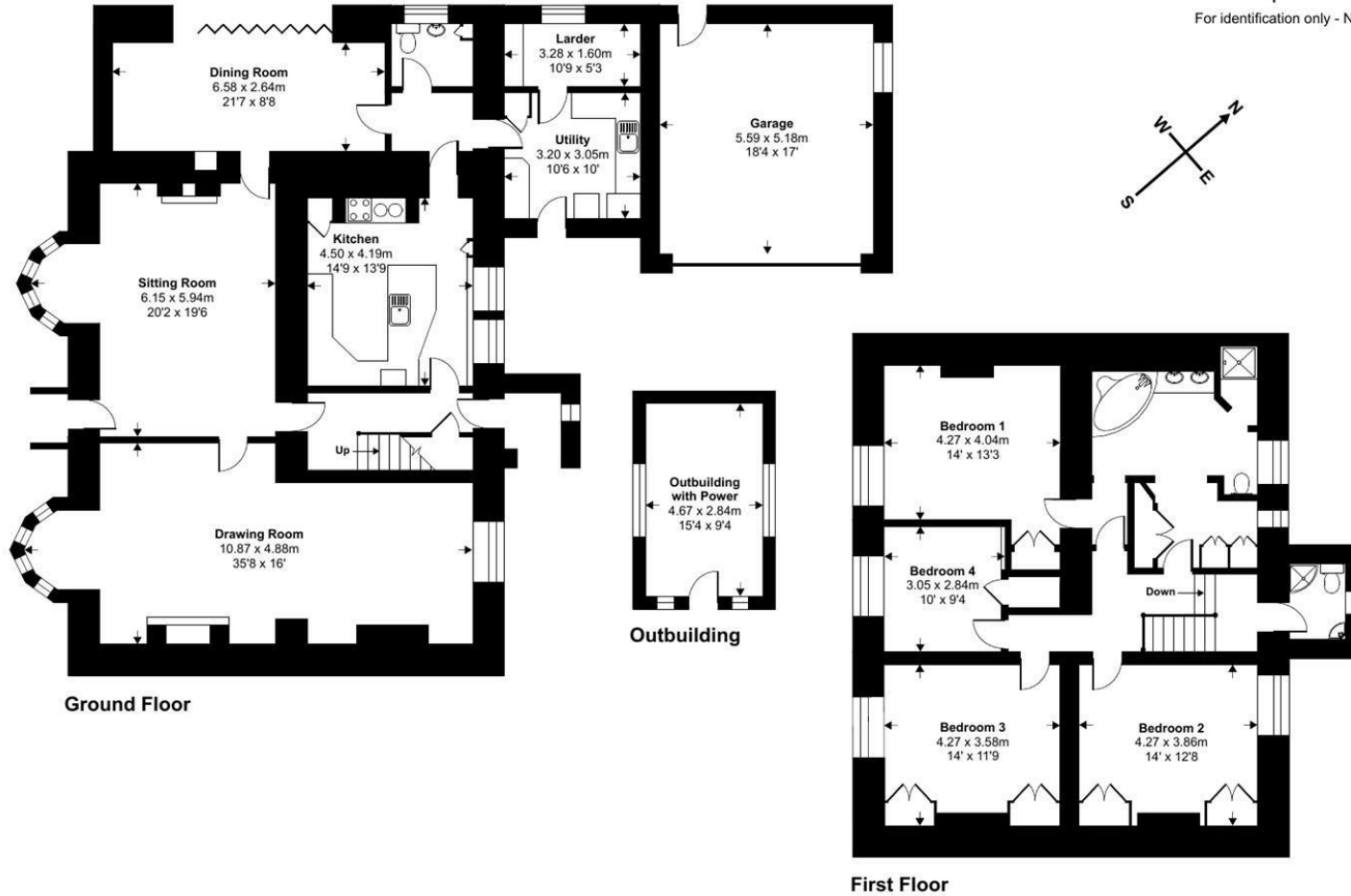
From Taunton proceed in a Northerly direction passing through the village of Kingston St. Mary. Proceed through the village and on towards The Pines crossroad. Here, take the turning right sign posted to Spaxton. Continue along this road towards Enmore and take the second turning left signposted to Spaxton. Continue through the gates to Barford Park and continue to Four Forks crossroads, passing the Lamb Inn on the left. Proceed across the crossroads into Charlynch Road where the property can be identified by a Stags "For Sale" board.

AGENTS NOTE

The property has planning permission to extend, further details can be found on the Somerset Council's planning portal reference: 45/22/00033.

Approximate Area = 3147 sq ft / 292.4 sq m (includes garage)
 Outbuilding = 143 sq ft / 13.3 sq m
 Total = 3290 sq ft / 305.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 661010



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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



