



11 South Drive







11 South Drive Sandhill Park

Bishops Lydeard, Taunton, , TA4 3DQ

Taunton 6 miles. M5 (J25) 8.5 miles.

An immaculately presented family home with South-West facing garden in this favoured parkland development

- Exclusive development
- Kitchen with Neff appliances
- Separate study
- Enclosed South-West facing garden
- Freehold
- Immaculately presented
- Reception room extending to over 27'
- 4 Double bedrooms
- Double garage and ample parking
- Council tax band: F



Guide Price £675,000

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SITUATION

Sandhill Park is approached via a sweeping private driveway through attractive parkland. Situated close to the popular village of Bishops Lydeard, nestled between The Quantock Hills and Exmoor National Park, offering a good range of local amenities including a Primary school, Post Office, convenience store, local pub, and health centre. There is a footpath leading from Sandhill Park to the village for ease of access. For steam railway enthusiasts, Bishops Lydeard lies along the West Somerset railway line, whilst nearby Dunster gives visitors and locals a chance to explore its picturesque medieval village and castle.

Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse. Taunton also offers a good selection of both state and independent schools, including Castle School, Taunton School, King's and Queen's Colleges, and Richard Huish Sixth Form College. There is easy access to the M5 via junction 25 and regular rail services to London from Taunton Station.

DESCRIPTION

11 South Drive is an impressive family home occupying a prominent position on this exclusive development of just 28 properties, built by a reputable local developer, Strongvox Homes, in 2016 to a high specification. It boasts attractive rendered elevations with a veranda to the front aspect and a pitched tiled roof. This immaculately presented 4 double bedroom detached family home includes a double garage, ample driveway parking, and an enclosed southwest-facing garden to the rear, adjoining the American Garden.

ACCOMMODATION

The accommodation includes a covered veranda with a front door leading to the entrance hall, featuring a staircase to the first floor and Karndean flooring that continues through to the kitchen, study and cloakroom. There is a door leading to an under-stair storage cupboard and a door to the downstairs cloakroom with a washbasin and WC. From the entrance hall, glazed double doors open into the spacious reception room, extending to over 27 feet. This room provides separate areas for both the sitting room and dining room, with two sets of double doors opening to the garden and a fireplace housing the wood burner. Additionally, there is a separate study. The kitchen is beautifully appointed with a range of cream-fronted base and wall-mounted units, oak worktops, a Belfast sink, and Neff appliances, including an induction hob, electric oven, combined oven/microwave, dishwasher, and fridge freezer. There is also space for a breakfast table. Beyond the kitchen is the utility room with further units and plumbing and space for laundry appliances, along with a door to the outside.

To the first floor, there is a galleried landing with doors to the airing cupboard and a hatch to the loft space. The principal bedroom includes a built-in double wardrobes and a separate en suite bathroom fitted with a white suite, including a separate bath and walk-in shower. The second bedroom is a good-sized double with a built-in double wardrobe and an attractive outlook over the garden. Both bedroom three and four also overlook the garden. The family bathroom is fitted with a white suite, again including a panelled bath and separate shower.





OUTSIDE

Approached from the close, a brick-paved driveway provides off-road parking for four cars and gives access to the double garage. There is large area of garden with trees and planted borders. The double garage has a remotely operated up-and-over door, lighting, and a rear pedestrian door opening to the garden.

Adjoining the property to the rear is a large paved patio providing an attractive space for outside dining. Predominantly laid to lawn, the rear garden is enclosed with timber fence panels and attractively landscaped with planted borders, interspersed trees, and a further seating area at the far end.

There is a gate opening to what is known as the American Garden. This is a large garden, for the private use of residents only, filled with trees, a bench and edged by woodland, overlooking farmland across to the Blackdown Hills in the distance.

AGENTS NOTE

There is a management charge for this development for £140 per quarter (totalling £560 per annum) that covers maintenance of the communal areas.

SERVICES

All mains services connected. Gas fired central heating and log burner. Broadband available: Standard, Superfast and Ultrafast (Ofcom). Mobile signal coverage: Voice and Data likely (Ofcom). Please note the agents have not inspected or tested these services.

DIRECTIONS

From Taunton take the A358 towards Minehead. On approaching Bishops Lydeard turn left signposted to Halse and the West Somerset Steam Railway Station, proceed along this road going over the bridge and then take the second turning on the right. After a short distance you will see the entrance on the right to Sandhill Park. Follow the long winding road into the development and by Sandhill Park bear right and follow the road into the development where number 11 can be found after a short distance on the left.

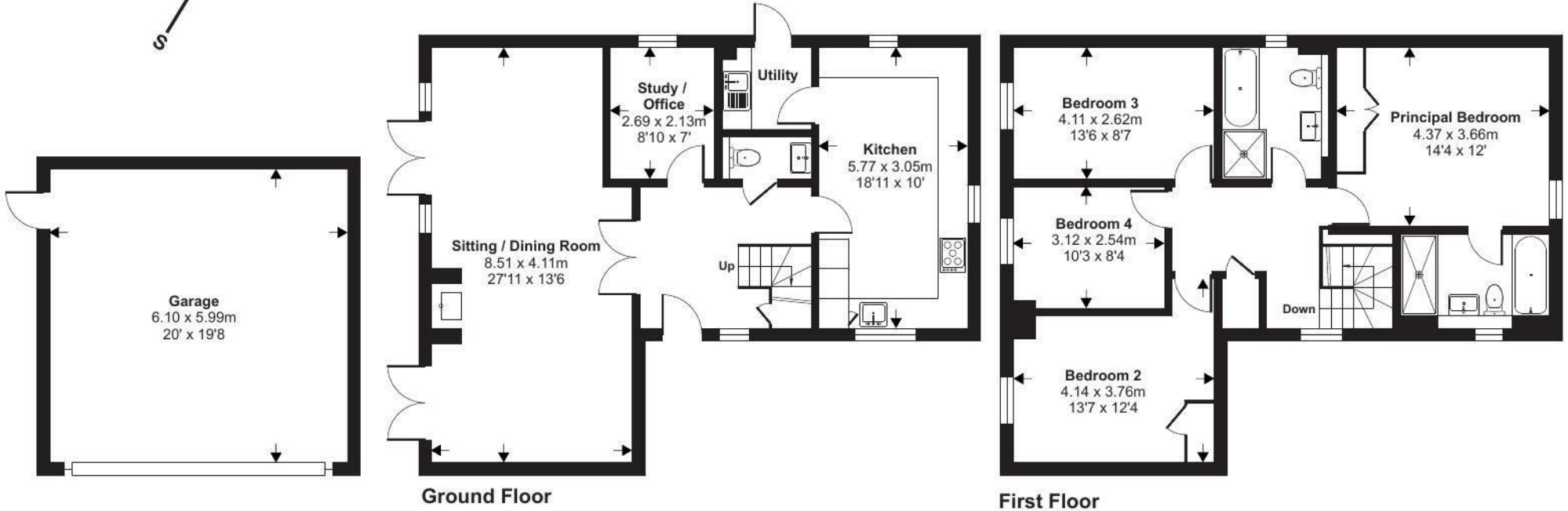
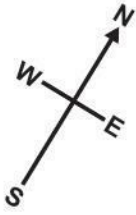
WHAT.3.WORDS

For specific location details, please download the app and enter the required information:

///everybody.theme.described

Approximate Area = 1600 sq ft / 148.6 sq m
 Garage = 393 sq ft / 36.5 sq m
 Total = 1993 sq ft / 185.1 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). ©nitchecom 2024. Produced for Stags. REF: 1115345



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(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	



