



Amberley House



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Blagdon Hill, Taunton, Somerset, TA3 7SG

Taunton 4 miles. Taunton railway station 4.8 miles

A superbly presented detached chalet bungalow with double garage and landscaped gardens backing on to open countryside in this popular village location.

- Well presented throughout
- Four bedrooms & two bathrooms
- Fitted kitchen and utility room
- Ample driveway parking
- Freehold
- Superbly Extended accommodation
- Sitting and dining rooms
- Detached double garage
- Gardens to front and rear
- Council Tax band E

Guide Price £535,000

SITUATION

Amberley House is situated in the popular village of Blagdon Hill and enjoys wonderful views over open countryside in all directions. Blagdon Hill is situated on the lower slopes of the Blackdown Hills on the edge of the AONB, and is within four miles of the County town of Taunton, with its extensive range of facilities. There is excellent schooling in both the private and state sectors and the communications are excellent for road and rail to all parts of the country.

DESCRIPTION

Amberley House has well proportioned accommodation arranged over two floors. There is a hall with cloakroom, sitting room, dining room, kitchen, breakfast room, utility, boot room and 2 ground floor bedrooms (one with en suite). On the first floor are two further bedrooms and bathroom suite. There is the benefit of planning permission granted for a substantial extension under application ref 30/21/0043 and part of the works have been started.



ACCOMMODATION

The accommodation includes an entrance hallway towards the downstairs cloakroom, stairs to first floor. The sitting room centres upon a wood burning stove with hearth, windows to side and sliding double glazed doors through to the dining room which enjoys view over the garden and door opening on to the rear garden.

The kitchen incorporates a shaker style fitted kitchen with a range of integrated appliances including built in double oven. There are granite worktops with electric four ring hob with extractor hood over, 1½ bowl sink unit and built in fridge freezer. There are a further range of built in units with granite worktops, tiled floor, door to side and archway through to a side hallway with further built in units matching the kitchen. Front door and porch to front parking area.

There is a utility room with door to rear garden, shower, and further door to boot room with wc. The garage has been converted to create an extra bedroom and has bi-fold doors to the front. There is a master bedroom on the ground floor with ensuite shower. On the first floor there are a further two bedrooms and a fitted bathroom suite.

OUTSIDE

To the front of the house there is a substantial parking and turning area with access via double gates to a gravelled parking area and access to the detached double garage. The garden is laid to lawn with deep planted herbaceous borders enclosing the front. The rear garden has been landscaped and includes areas of lawn, herbaceous borders and a number of specimen trees and shrubs, summer house, timber shed, water feature and there are superb views over surrounding countryside which backs on to the garden.

SERVICES

Mains water, electricity and drainage. Superfast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton head south on the Honiton road through Trull and Staplehay. Continue into the village of Blagdon Hill. Go past the tennis courts on the right hand side, through the S bend and Amberley house can be identified after a short distance on the right hand side.



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

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Approximate Area = 2222 sq ft / 206.4 sq m (includes garage)
 Outbuilding = 77 sq ft / 7.1 sq m
 Total = 2299 sq ft / 213.5 sq m
 For identification only - Not to scale

Ground Floor

- Dining Room: 3.15 x 2.84m / 10'4 x 9'4
- Sitting Room: 5.97 x 3.91m / 19'7 x 12'10
- Kitchen: 2.62 x 2.59m / 8'7 x 8'6
- Utility: 3.02 x 2.87m / 9'11 x 9'5
- Porch: 3.00 x 1.80m / 9'10 x 5'11
- Bedroom 1: 6.60 x 2.90m / 21'8 x 9'6
- Bedroom 2: 4.27 x 3.56m / 14' x 11'8
- Bedroom 3: 4.27 x 2.92m / 14' x 9'7
- Bedroom 4: 5.61 x 2.67m / 18'5 x 8'9
- Boat Room: 2.59 x 2.59m / 8'6 x 8'6
- Up
- Down

First Floor

- Bedroom 2: 4.27 x 3.56m / 14' x 11'8
- Bedroom 3: 4.27 x 2.92m / 14' x 9'7
- Access To Eaves

Outbuilding

- Summer House: 2.92 x 2.44m / 9'7 x 8'
- Garage: 5.51 x 5.26m / 18'1 x 17'3

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1135676