



Wayside House







Wayside House

Sellicks Green, Taunton, Somerset, TA3 7SD

Taunton Town Centre 3.9 miles

An individual contemporary property built to high specification, a spacious and light home, energy efficient with landscaped gardens, triple garage and wonderful far reaching views.

- Impressive individual architect designed house
- 3 reception rooms
- Family bathroom
- Superbly landscaped gardens
- Detached Triple garage
- Galleried entrance hall
- Open plan kitchen/family room
- 5 bedrooms (3 en-suite)
- Private gated driveway
- Freehold

Guide Price £1,400,000

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SITUATION

Wayside House occupies a wonderful setting, with a glorious outlook over surrounding countryside towards the Quantock Hills, within the centre of Blagdon Hill village. Blagdon Hill has a village inn and has a lively village community while the larger nearby village of Trull has a primary school, inns, post office, church and village store. For those with walking and riding interests, The Blackdown Hills, designated as an area of outstanding natural beauty, are very accessible with miles of footpaths and bridleways that pass through this unspoilt countryside. Taunton, the county town, is situated 4 miles to the north and has an excellent shopping centre with many well-known high street stores and a number of individual independent retailers. There are also three well-respected independent schools in Taunton as well as a junction onto the M5 motorway network and a main line railway station with frequent services to London Paddington, taking as little as 1hr45m.

DESCRIPTION

Wayside House is an impressive detached modern property, which was constructed to a high specification 7 years ago, and has the balance of a 10 year NHBC backed warranty, and includes many high quality features. The property has been built with flexibility in mind by a specialist local builder, Portlake Heathfield Developments, and includes some 4000 sq ft of accommodation arranged over two floors. The house has a pleasing symmetry with rendered elevations under a pitched slate roof and is well equipped with easy maintenance aluminium double glazed windows and patio doors. The staircase and doors have been constructed in oak by local craftsmen. The property has its own underfloor heating system on the ground floor, which is controlled by radio controlled room thermostats. There is radiator heating on the first floor. There is a whole house ventilation system, with heat recovery exchange providing extraction to the kitchen, utility and bathroom areas and freshly filtered air to all living areas. The house is wired with an integral alarm and television system.

ACCOMMODATION

The well-proportioned accommodation is arranged over two floors and includes an impressive vaulted entrance hallway with galleried landing and turning oak staircase with picture window overlooking fields to the front. The sitting room has a triple aspect with open fireplace and inset Aga wood burning stove, with stone hearth and double doors that lead out to the rear garden. There is also a study with window overlooking the rear garden, a snug/family room with double doors that open into the open plan kitchen/family room. The kitchen is fitted with a range of matching high gloss wall and base units and finished with stunning Staron solid surface acrylic worktops with an inset double sink unit and waste disposal. There is an extensive range of integrated Neff kitchen appliances comprising three multifunctional ovens including microwave, fridge, freezer, a wine cooler, built in dishwasher, coffee making machine, and warming draw. There is also a large central island unit with a Neff induction hob and extractor hood over and a walk in pantry with fitted shelving. The separate utility room is also fitted with a range of units to match the kitchen, and space for washing machine and tumble dryer and door leading into the front garden.





On the first floor the galleried landing includes a walk in airing cupboard and there are doors to the bedrooms and family bathroom. The master bedroom has dual aspect windows with double doors and a Juliet balcony opening to the front with views over the surrounding field and village cricket ground. There is a walk in dressing room with fitted shelving, en-suite bathroom with double ended bath, enclosed tiled shower cubicle, two rear aspect windows. The second bedroom also enjoys a dual aspect and en-suite shower facilities. Bedroom three also has an en-suite and bedrooms four and five have built in wardrobes. There is a separate family bathroom fitted with a modern suite comprising a double ended bath, shower, wash basin. All of the bathrooms have heated towel rails and storage units and bedrooms 2-5 all have built in wardrobes.

OUTSIDE

The property stands centrally within landscaped gardens. There is a pillared entrance with electrically operated double aluminium entrance and side gates opening onto a brick paved driveway and turning area which in turn leads to a triple garage with gates providing access to the rear garden and a pathway leading to the front of the house with covered porch. The gardens have been turfed and planted with a number of specimen trees, shrubs and plants made for wonderful entertaining space. Under the rear southern elevation of the property a number of natural stone paving slabs have been laid to create a delightful patio area, perfect for entertaining

SERVICES

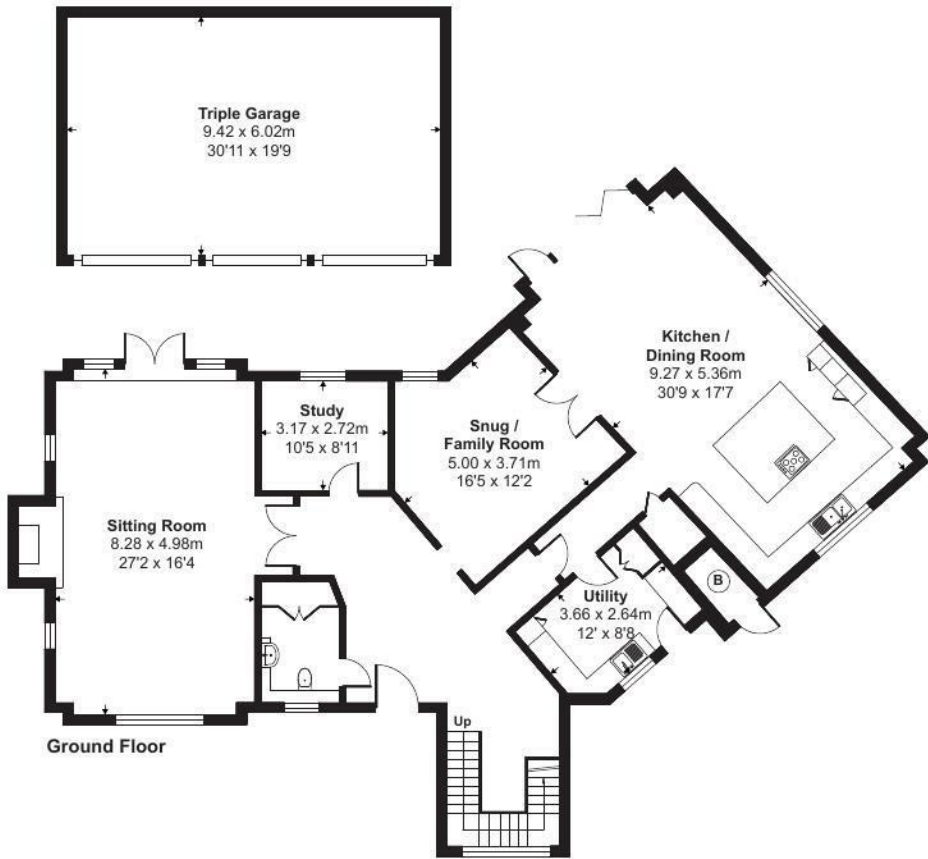
Mains water, electricity and drainage. Mitsubishi air source central heating & hot water system.

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, and Wayside House can be identified on the right hand side identifiable by the Stags For Sale board.

Approximate Area = 4030 sq ft / 374.4 sq m
 Garage = 606 sq ft / 56.3 sq m
 Total = 4636 sq ft / 430.7 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). ©nichecom 2024. Produced for Stags. REF: 1148405



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	



