



Oakleigh



**STAGS**



# Oakleigh

Fitzhead, Taunton, TA4 3JP

Wiveliscombe 3 miles, Taunton Town Centre 9 miles

A characterful period stone cottage with cottage garden situated in the peaceful village of Fitzhead

- Charming period stone cottage
- Living room with fireplace
- Three bedrooms, master en-suite
- Attractive gardens
- Council Tax band C
- Sought after village location
- Cottage style kitchen/dining room
- Shower room and wc
- On road parking
- Freehold

Guide Price £345,000

## SITUATION

Fitzhead offers a popular small pub whilst the rural centre of Milverton is only about 2 miles away where amenities include a Doctors Surgery, Primary School and Convenience Stores. The County Town of Taunton is about 8 miles, where a wide range of shopping, recreational and scholastic facilities will be found together with a main line rail link to London Paddington and M5 interchange. The surrounding area offers highly attractive countryside and there are a host of local foot paths that provide easy and safe access.

## DESCRIPTION

This charming period stone cottage is set in a picturesque village location. It features three bedrooms, including a master with an en-suite, and cozy living spaces with wooden floors, exposed beams, and a fireplace. The cottage-style kitchen and dining room add to its rustic charm.





## ACCOMMODATION

To the ground floor the timber front door enters into the entrance hall with doors to the living room, kitchen/dining room and stairs leading to the first floor. The sitting room centres upon an inglenook fireplace with wood burning stove and wooden mantle, wooden floor, beamed ceiling, window to the front aspect, double doors to the rear garden and door to the kitchen/dining room. The dining room is located to the rear of the property and has a tiled floor, window to side and double doors to the rear. The kitchen is fitted with a range of wall and base units, electric hob with extractor hood over, built in oven and a range of integrated appliances. Tiled floors continue through from the dining room, a couple of steps lead down to the sink area with window to the front.

On the first floor there are three bedrooms, the master having an open fireplace and en-suite bathroom with wc, as well as a separate shower room with wc.

## OUTSIDE

The rear garden is laid out in a cottage garden style with a mix of flowers, herbs, and greenery along the pathways and borders with patio areas directly accessible from the house. A seating area under the pergola offers a comfortable spot to sit and enjoy the surroundings.

## SERVICES

Mains drainage, electricity and water. Oil fired central heating. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services. The property benefits from a right of way giving access to the rear of the property across the neighbouring Redstone Cottage.

## DIRECTIONS

In the centre of the village of Fitzhead from the A358 at Bishops Lydeard with the Fitzhead Inn on your right hand side the property can be found shortly after on the right identifiable by the 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		85
(81-91) B		
(69-80) C		44
(55-68) D		
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 85.9 sq m / 924 sq ft

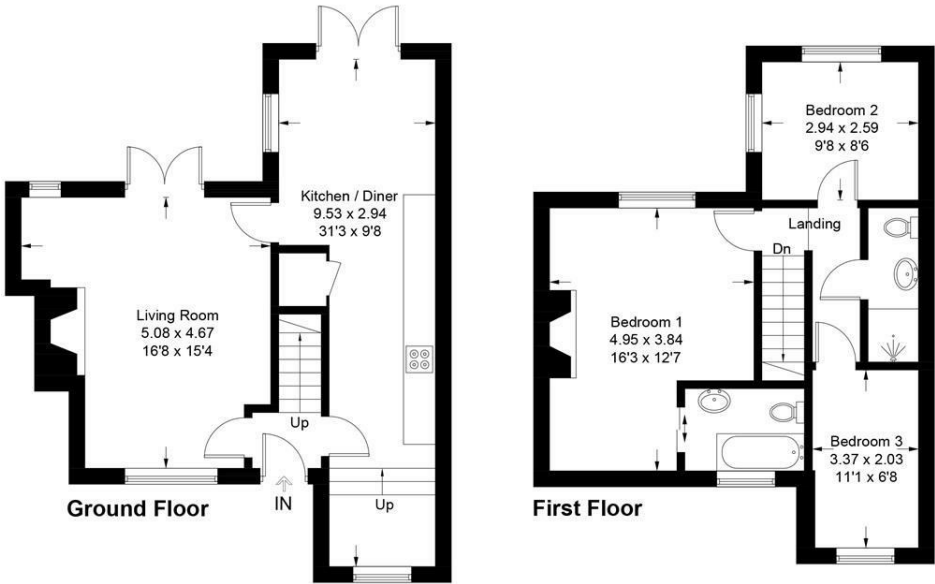


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