



Little Meadow

Little Meadow 38

Bicknoller, Taunton, TA4 4EL

Taunton 13 miles, Williton 2.6 miles

A substantial detached chalet style house situated in the heart of this sought after village with detached double garage and landscaped gardens

- Well proportioned house
- Three reception rooms
- Conservatory
- Double garage and parking
- Council Tax band F
- Four bedrooms, two bathrooms
- Kitchen/breakfast room
- Beautifully maintained gardens
- Utility room
- Freehold

Offers In Excess Of £550,000

SITUATION

The sought-after village of Bicknoller offers a thriving community which includes a number of clubs and associations together with a fine parish church, public house and community run shop. The town of Williton is under 3 miles away and provides amenities for every day requirements. Taunton is some 13 miles away and provides an extensive range of facilities as well as access to the M5 motorway and mainline intercity connection. There are a number of schools and colleges in the area with a good local authority primary and middle school available in Williton and noted public schools in Taunton and Wellington. Main line train station at Taunton as well as the M5 junction 25.

DESCRIPTION

38 Church Lane is an impressive detached chalet style house offering versatile and well proportioned accommodation arranged over two floors. The property is in need of general upgrading and is situated in beautiful landscaped gardens and grounds which includes off road parking and a detached double garage.



ACCOMMODATION

An entrance porch leads through to a reception/entrance hall with staircase to first floor, built in storage cupboard, doors to reception rooms. The sitting room centres around an open fireplace with stone surround and hearth, and a large picture window overlooking the rear gardens. Double doors lead through to the dining room which has double sliding patio doors leading out to the rear garden and door through to the kitchen. The kitchen/breakfast room is fitted with a range of matching wall and base units, a range of worktops with inset 1.5 bowl sink unit, electric hob with extractor hood over, space for dishwasher, built in double oven, space for fridge freezer, picture window with views directly up on to the Quantock Hills, utility room with access to front garden. There is a separate study with door to conservatory and window overlooking the rear garden. The conservatory has a tiled floor and sliding door opening out on to the rear garden. There is a ground floor bedroom with a range of built in wardrobes, window overlooking the gardens and enjoying views towards the Quantock Hills. There is a ground floor shower room with wc.

On the first floor there is a spacious landing and three double bedrooms and a fitted bathroom suite.

OUTSIDE

The tarmac driveway provides a substantial turning and parking area and in turn leads to the detached double garage with up and over door. There are good sized gardens to the front of the property which are predominantly laid to lawn and edged by deep planted herbaceous borders with vegetable garden and a number of specimen shrubs and trees. There is access via either side of the bungalow to the rear garden where there is a deep paved terrace which opens out onto an area of lawn which is again surrounded by beautifully stocked borders incorporating a range of specimen shrubs and trees.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Standard and ultrafast broadband available (source - Ofcom). Mobile coverage likely outside EE, Three, O2 Vodafone (source - Ofcom). Please note the agents have not inspected or tested these services

DIRECTIONS

From Taunton take the A358 towards Minehead for approximately 13 miles until you see the signs for Bicknoller. Turn right into Church Lane just after the bus stop and number 34 will be found on the left hand side just after the sharp left hand bend where the property can be identified 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.



Approximate Area = 2246 sq ft / 208.6 sq m
 Garage = 364 sq ft / 33.8 sq m
 Total = 2610 sq ft / 242.5 sq m
 For identification only - Not to scale

Garage
6.18 x 5.47m
203 x 17'11"

Bedroom 1
5.45 x 3.62m
17'11 x 11'11"

Bedroom 2
4.33 x 4.28m
14'2 x 14'1"

Bedroom 3
3.91 x 2.91m
12'10 x 9'7"

Landing
4.43 x 3.37m
14'6 x 11'1"

Down

Up

Conservatory
3.60 x 2.37m
11'10 x 7'9"

Study / Bedroom 5
3.63 x 3.62m
11'11 x 11'11"

Sitting Room
5.46 x 3.61m
17'11 x 11'10"

Dining Room
4.22 x 2.69m
13'10 x 8'10"

Entrance Hall
5.03 x 4.11m
16'6 x 13'6"

Bedroom 4
4.65 x 4.18m
15'3 x 13'9"

Kitchen / Breakfast Room
5.03 x 4.11m
16'6 x 13'6"

Pantry

Utility
3.51 x 1.62m
11'6 x 5'4"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhcom 2025. Produced for Stags. REF: 1258251

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	76
England & Wales		EU Directive 2002/91/EC	