



34 Church Lane











# 34 Church Lane

Bicknoller, Taunton, , TA4 4EL

Taunton 13 miles, Wilton 2.6 miles

A spacious family home, beautifully light and airy set in lovely gardens with far reaching views located in this sought after Quantock village.

- Spacious family home with views
- Separate dining room
- Lounge/garden room,
- Large utility, double garage
- Council Tax band G
- Kitchen/breakfast room
- Sitting room, study
- Four double bedrooms, two bathrooms
- Large gardens, ample parking
- Freehold

Guide Price £850,000

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## 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 approximately within 3 miles distance 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. The area includes a range of scholastic facilities 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

34 Church Lane is a spacious family home, flooded with light, set in gardens and grounds of just under two thirds of an acre with lovely far reaching views to the Quantock Hills to one side and to Raleigh's Cross, Combe Sydenham and Nettlecombe to the other. The property has been lovingly cared for by the current owners with many improvements having been made to this 1970's built property. The accommodation has a lovely flow to it meaning it is ideally suited to modern family life with a large study on the ground floor to suit those wishing to work from home. There is also an impressive double garage and parking for a number of vehicles on the sweeping driveway with lawns to either side and a feature weeping birch tree to one side. Although the property is centrally situated in the village it is very private and not overlooked.

## ACCOMMODATION

From the front you enter into a glazed entrance porch and from there into the generous hallway with doors to a downstairs cloakroom with wc, the dining room, sitting room, breakfast room and study with staircase rising to the first floor. There are ample hanging cupboards for coats and boots and a further storage cupboard under the stairs. The dining room is located to the front of the house with windows to the front and side and original ornate silk wallpaper. Double doors lead through to the lounge/garden room which is a lovely light room with glazing to two sides with direct access, via double sliding doors, and views over the garden to the rear. Further double doors lead through into the sitting room/snug which has windows overlooking the rear and a feature fireplace with inset gas fire. This room leads through to the family/breakfast room which again has direct access onto the rear terrace via double sliding doors and is connected to the kitchen in an 'L' shape. The kitchen, which overlooks the front garden, is well equipped with built in appliances, fridge/freezer, dishwasher and plenty of storage and features an impressive gas fired AGA with extractors above. Also to the ground floor is the study which has window overlooking the front.

From the kitchen there is a large utility room which has doors to the front and rear, houses the gas boiler and has a sink and space for washing machine and tumble dryer and has a separate cloakroom with wc. A further door leads through to the attached double garage which is large with fitted workshop/storage area and also has access to the rear garden.

The first floor centres upon the galleried landing with feature window with views towards the Quantock Hills beyond. The landing leads to a wc with washbasin, linen cupboard, three double bedrooms, all of which have wash basins, two of which have fitted cupboards and the family bathroom with bath and large walk-in shower. To the far end of the landing is the master suite which consists of a generous bedroom with large ensuite bathroom with bath and shower over. The views from the windows throughout the first floor are even better than from the ground floor.







## OUTSIDE

The house is approached through gates onto a sweeping driveway bordered by lawns with herbaceous borders backed by stone walls to the front and left, feature apple trees on a raised bank with wall behind and fig tree to the right and the feature weeping birch tree in the centre. The gardens wrap around the house to the left with hedges on the boundaries and mixed herbaceous and shrub borders with secret garden area to the bottom. To the rear of the house there are two terraces ideal for al fresco dining and paths that lead around the house and on past the rear of the garage to a very productive kitchen garden with greenhouse, two large wooden storage sheds and various vegetable, fruit and cut flower beds. Beyond this there is an orchard with an abundance of fruit trees, apple, pear, damson, quince and walnut.

## SERVICES

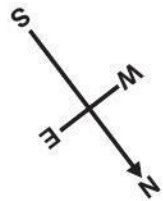
Mains electricity, water, drainage, gas. Standard and ultrafast broadband available (source - Ofcom). Mobile coverage likely outside EE, Three, O2 Vodafone (source - Ofcom). Please note the agents have not inspected or tested these services

## 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.

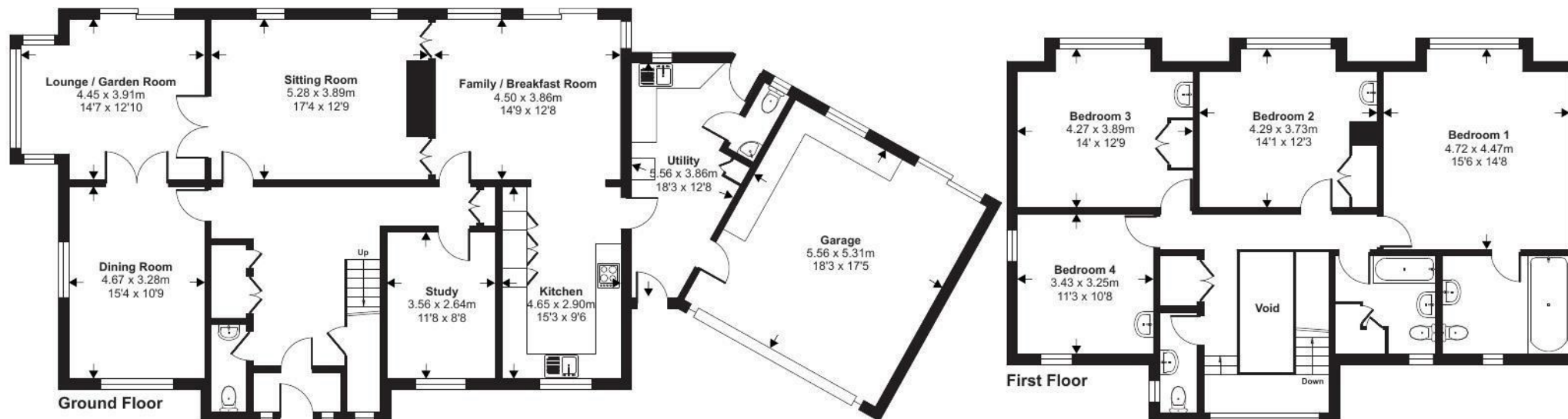






Approximate Area = 2580 sq ft / 239.6 sq m  
Garage = 320 sq ft / 29.7 sq m  
Total = 2900 sq ft / 269.3 sq m

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: 1161080



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







