



**Woodpecker Lodge Parsonage Lane, Kingston St. Mary Taunton TA2
8HL**

welcome to

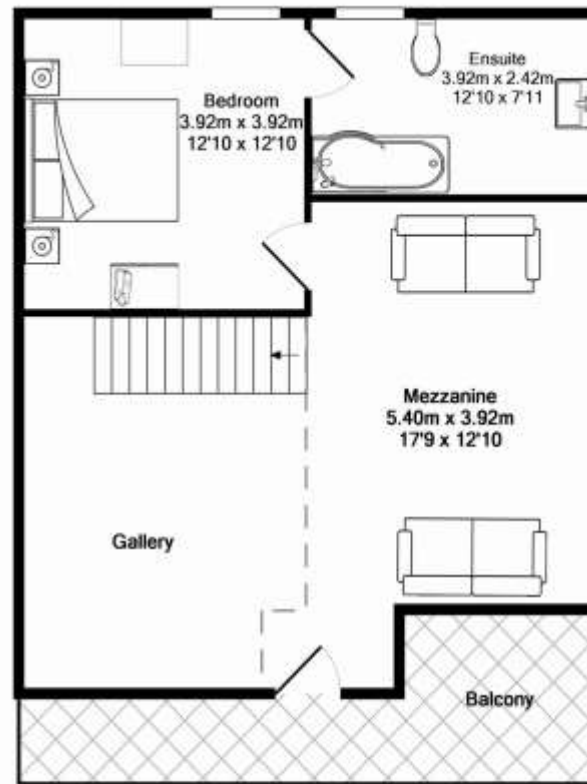
Woodpecker Lodge Parsonage Lane, Kingston St. Mary Taunton

HIGH LEVELS OF INTEREST EXPECTED! The rare opportunity to purchase a spacious 2 bedroom eco lodge in the highly desirable village of Kingston St Mary.





Ground Floor



1st Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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Location

Mill Meadow is quietly tucked away in the tranquil countryside alongside an established lake in the hamlet of Mill Cross, on the edge of the picturesque village of Kingston St. Mary, at the foot of the Quantock Hills. The area is renowned for its beauty, its charming country villages with excellent local pubs, delightful walks, local riding on bridleways or fishing opportunities. Many and varied landscapes and opportunities sit right on the doorstep, or you can simply relax and enjoy the tranquil surroundings.

Both Exmoor and Dartmoor are within easy reach, as are the north and south coasts.

The county town of Taunton offers an excellent range of local facilities including shopping and leisure, fine dining and international cuisine, theatre, museums and county level cricket.

Please Note:

Fixtures and fittings by separate negotiation with the owners.

Viewings to be booked in advance strictly through Fox & Sons. Please do not turn up at the development without a prior booking



welcome to

Woodpecker Lodge Parsonage Lane, Kingston St. Mary Taunton

- Nestled in green countryside at the foot of the majestic Quantock Hills and close to the county town of Taunton
- Exclusive Holiday Home/2nd Home
- Two bedrooms and 2 Bathrooms
- Solar hot water, a ground source heat pump, rainwater harvesting and solar photo voltaic installations
- A large mezzanine

Tenure: Freehold EPC Rating: Exempt
offers in excess of

£375,000



directions to this property:

By Car; On Google Maps or Apple Maps search "Mill Meadow Eco Holiday Homes". Mill Meadow is about 5 miles from the M5. From junction 25 of the M5, follow the A358 towards Taunton. At the third roundabout (just past Asda) turn right (towards Minehead) and over Obridge Viaduct bridge. At next roundabout turn left and follow road to the second set of traffic lights. Get in right hand lane and follow signs to Kingston St Mary. After about 2 miles, you will see the sign for "Kingston St Mary". At the cross roads, turn left onto Parsonage Lane (there is a sign on the right side of the road directing you to "Mill Meadow"). After 50 metres you will see Mill Meadow on the right hand side.

Mill Meadow is a 10 minute drive from Taunton's mainline rail



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU107480



Property Ref:
TAU107480 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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