



**FOR SALE**

**Guide Price £485,000**

**Drakes Meadows,  
Churchinford**





# Churchinford

Drakes Meadows,

A stunning, superbly presented picture postcard thatched family home situated in the much sought-after village of Churchinford. The village of Churchinford has a rich history, and it is home to several historic buildings and landmarks. The most notable of these is the Church of St. Mary the Virgin, which dates back to the 13th century. The church is a Grade II listed building, and it is a popular destination for tourists and locals alike. Other historic buildings in the village include the Old Rectory, which dates back to the 17th century, and the Manor House, which was built in the 18th century.

Despite its small size, Churchinford has a thriving community, and there are several local amenities and services available to residents. These include a village hall, a primary school, a post office, and a pub. The village also has a cricket club, a football club, and a bowls club, which are all popular with locals. Overall, Churchinford is a charming village that offers a peaceful and idyllic way of life

The property boasts 4 bedrooms 1 being en-suite, sitting room, a beautiful kitchen/dining/family room, utility room, cloakroom, family bathroom, double glazing, gas central heating, parking, garage, gardens to the front, side and rear of the property.









## Accommodation

Front door opening to:-

### Entrance Hall

With stairs to the first floor accommodation and under stairs storage cupboard, radiator, ceiling light, doors to:-

### Cloakroom

With a corner wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan and ceiling light.

### Sitting Room

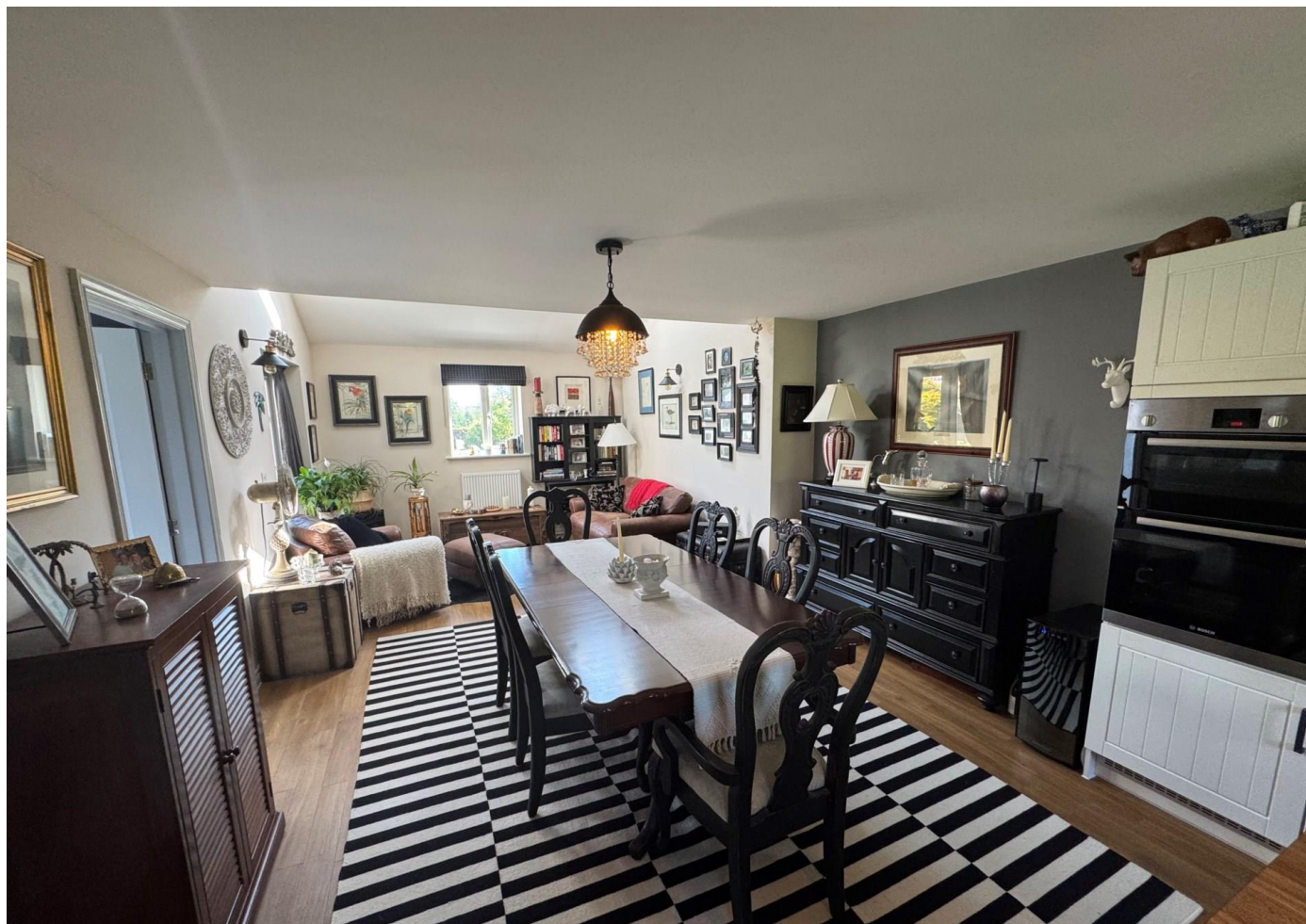
c.19'11 x 13'2 (6.07m x 4.01m)

With a double glazed window to the front aspect enjoying views over the village green, and double glazed patio doors opening to the fully enclosed landscaped garden, a wood burner with wooden mantle over, television point, 2 radiators and 2 ceiling lights.

### Kitchen/Dining/Family Room

c.19'11 x 16'1 (6.07m x 4.89m)

With double glazed windows to both front and rear aspects, to double glazed Velux windows to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a double bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 5 ring gas hob with extractor cooker hood over, built-in dishwasher, built-in fridge freezer, tiling to splash prone areas, 2 radiators, double glazed patio doors to the rear garden, 2 wall lights and 2 ceiling lights, with door to:-







#### Utility Room

c.9'7 x 5'7 (2.91m x 1.70m)

With a double glazed door to the rear garden, wall mounted gas boiler for the hot water and central heating, floor standing storage cupboards with working surfaces over, incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, tiling to splash prone areas, ceiling light.



#### Landing

With access to the loft space, radiator, a walk-in wardrobe with ceiling light, doors to:-

#### Bedroom 1

c.13'2 x 11'10 (4.01m x 3.61m)

With double glazed windows to both side and rear elevations, radiator, television point, ceiling light, door to:-

#### En-Suite Shower Room

With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail, tiling to splash prone areas, extractor fan and ceiling light.





#### Bedroom 2

c.15'8 x 10'1 (4.78m x 3.07m)

With a double glazed window to the side elevation enjoying countryside views, radiator, ceiling light.

#### Bedroom 3

c.12'2 x 9'10 (3.70m x 3.01m)

With a double glazed window to the front elevation enjoying views over the community green, radiator, ceiling light.



#### Bedroom 4

c.11'5 x 8'1 (3.47m x 2.46m)

With a double glazed window to the front elevation enjoying views over the community green, radiator, built-in wardrobes, ceiling light.

#### Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail, extractor fan and ceiling light.



## Outside

To the front of the property there is a lawn which extends round the side with flower bed borders housing a variety of mature shrubs and flowers, with views over the community green. The rear garden is beautifully landscaped and fully enclosed, offering a patio and brick paved pathways intertwining in the lovely laid lawn extending to a deck area, and there is side access, outside lighting and water supply, with flowerbeds housing a large variety of mature flowers, shrubs and trees. To the rear of the property a single garage with up and over door, power and lighting can be found, with a driveway providing plenty of parking.

## Council Tax Band:-

Construction: - Stone/brick under a thatched roof with double glazing.

Utilities: - Mains electric, gas, water and drainage.

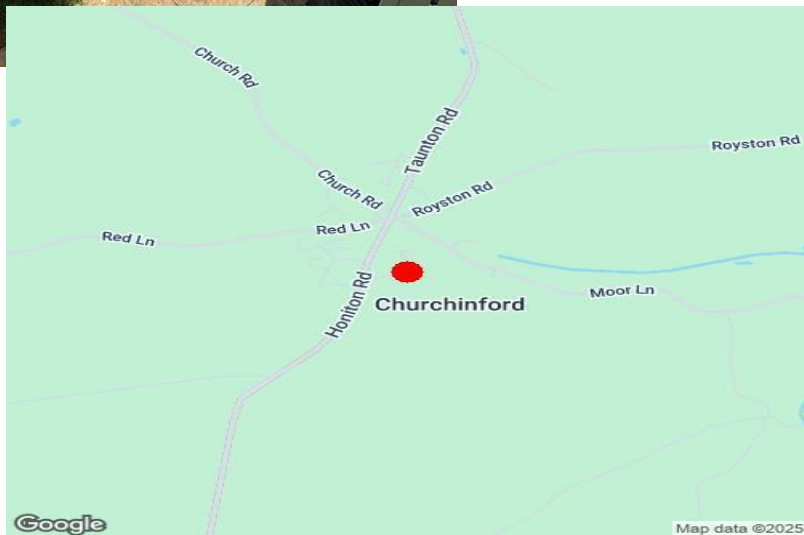
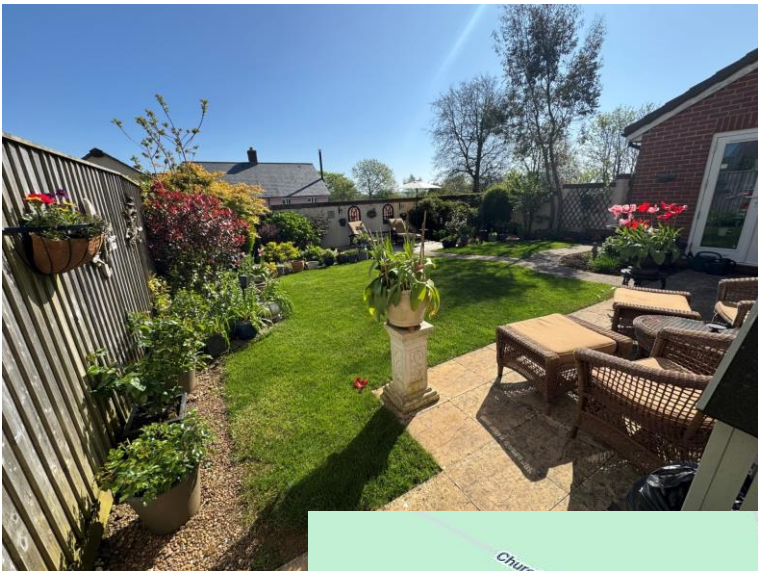
Flood Risk: - Surface very low, river and sea very low.

Service Charge: £285 p/a approx

Primary School Catchment: - Church Stanton Primary School.

Secondary School Catchment: - Castle School Taunton.





### Directions

Proceed out of Taunton on the Trull Road, follow this road into Churchinford, go through the village and Drake Meadows can be found on your left hand side.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	75	
(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		
England & Wales	EU Directive 2002/91/EC	



# Drakes Meadows, Churchinford



**Ground Floor**

**First Floor**

For illustration only.  
Decoration, fixtures & fittings do not  
represent the current state of the property.  
Dimensions are approximate & not to scale.  
No responsibility is taken for any errors or  
omissions.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

Please respect the sellers privacy and do not make an approach by knocking on the door.

