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Oakfield





M5 (J26) 2 miles / Wellington 3.5 miles /  
Taunton 4 miles

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## An extended four bedroom detached family home with a contemporary feel enjoying far reaching views

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- Detached Family Home
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Master Bedroom Suite
- 3 Further Bedrooms
- Family Bathroom
- Ample Parking
- Attractive Gardens
- Freehold
- Council Tax E

Guide Price £535,000

### SITUATION

Oakfield is situated alongside the A38, set back from the road and enjoys delightful views to the south across the Blackdown Hills and north to the Quantock and Brendon Hills. The village of West Buckland is approximately 1 mile away with its church and primary school. The property is also within 3 miles of Oake Manor Golf Course. The town of Wellington has a good range of day to day facilities with Waitrose Supermarket and Wellington School. The County Town of Taunton has an even greater selection of facilities along with a main line rail link to London Paddington. The M5 motorway is also readily access at junction 26 within approximately 2 miles of Oakfield.

### DESCRIPTION

Oakfield comprises an extended four bedroom detached family home which has undergone refurbishment in recent years. It boasts a wonderful family room currently used as a reception/dining room with bi-folding doors leading out onto the private rear garden. There are two other reception rooms and a well fitted kitchen/dining room all on the ground floor together with a cloakroom and on the first floor a superb master bedroom suite enjoying wonderful views over open countryside towards the Quantock and Brendon Hills. Master bedroom benefits from a large walk in wardrobe and en suite shower room. There are three further bedrooms and a family bathroom. The property benefits from gas fired central heating, UPVC double glazed windows together with extensive use of oak flooring throughout the ground floor. Outside is extensive off road parking together with attractive gardens to rear backing onto open farmland.

### ACCOMMODATION

A covered entrance porch protects an attractive stained glass door leading into the entrance hallway with oak flooring, stairs rising to first floor, cupboard under and thermostatic controls for central heating. Beneath the stairs is a useful cloakroom with low level WC, wash hand basin and fully tiled walls and floor with two automatic spotlights. The front sitting room again has oak flooring, attractive bay window with stained glass windows together with a recessed log burner on a marble hearth with brick surround. On the opposite of the hallway can be found the living room again with oak flooring, bay window with stained glass windows and a large opening leading through to the superb family room currently used as a reception/dining room. It also benefits from oak flooring with underfloor heating with large bi-folding glazed doors leading out onto the rear garden. The kitchen/breakfast room has been comprehensively fitted and comprising single bowl sink with drainer,

a selection of worktops with a range of floor and wall mounted cupboards and drawers. Space for range cooker with stainless steel hood over. Two original fitted cupboards, one housing the gas fired boiler. Integrated dishwasher, space for washing machine. Views through French glazed doors leading out onto the garden.

Leading off the half landing which has exposed floorboards and a large picture window with views towards the Quantock Hills, can be found the master bedroom suite with its high vaulted ceiling, two velux roof lights and large picture window enjoying wonderful views. It has exposed floorboards, a large walk in wardrobe and superb en suite shower room with vanity unit with inset wash hand basin, WC and large walk in shower. Vaulted ceiling, tiled floor and part tiled walls. There are three further bedrooms all enjoying wonderful country views together with one with built in airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. The family bathroom has been beautifully fitted and comprises bath, corner shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled floor and part tiled walls together with four downlighters.

### OUTSIDE

The property is approached over a gated gravelled driveway providing ample parking and turning. The garden is hedged and fenced giving much privacy together with a lawned area with a fine oak tree. Double timber gates provide access around to the rear of the property with outside courtesy light, cold water tap and electric socket. The rear garden is very private, laid mainly to lawn with two raised decking areas, raised sun terrace, garden shed and a fine selection of trees. The garden also enjoys views onto open farmland.

### SERVICES

All mains services are connected. Gas fired central heating. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & outside with EE, O2, Three and Vodafone (Ofcom).

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

From junction 26 of the M5 motorway follow the signs towards Wellington and at the roundabout with the A38 take the fourth exit towards Taunton. Continue down the long straight passing The Blackbird Inn on your left hand side and after a short distance Oakfield will be seen on the left hand side clearly identified by our For Sale board.





Approx. Gross Internal Floor Area  
182 Sq Metres 1960 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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
(92-100) A			
(81-91) B			
(69-80) C		68	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher rating costs  
England & Wales EU Directive 2002/91/EC

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