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Lyndon



Wellington 2.5 miles - M5 (J26) 4 miles -  
Taunton 9 miles

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A well appointed four bedroom detached house set within large private gardens with ample parking and double garage.

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- Four Bedrooms
- Family shower Room & En Suite
- Sitting Room
- Dining Room
- Kitchen & Utility
- Conservatory
- Garage
- Garden
- Council Tax Band F
- Freehold

Guide Price £575,000

### SITUATION

Lyndon lies in the heart of this popular village which benefits from a church, primary school and excellent public house along with a recently built large village hall which offers many clubs. Adjoining the village can be found Langford Heathfield Nature Reserve, a Somerset Wildlife Trust, second largest nature reserve at 226 acres. There are various landscapes which include ancient woodland, heathland and ponds. The town of Wellington is within 2.5 miles where an excellent selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. The county Town of Taunton is within 9 miles of the property where an excellent range of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

Lyndon comprises a four bedroom detached house constructed principally of brick exterior elevations and is set beneath a tiled roof. The property enjoys a southerly aspect with views towards the Blackdown Hills and Wellington Monument. There is also a wonderful outlook to rear which adjoins open fields. The property benefits from UPVC double glazed windows and doors throughout together with oil fired central heating. The accommodation comprises entrance hall, sitting room, dining room, kitchen/utility, conservatory. To the first floor landing with doors to four bedrooms, family bathroom and en suite shower room. The property also stands within private gardens together with extensive off road parking and a double garage and workshop. No onward chain.

### ACCOMMODATION

Front door into the spacious entrance hall, door to cloakroom. Kitchen with a range of wall and base units, double sink with drainer, space for range cooker with extractor fan over. An archway leads into the utility with further matching units, space for washing machine and sink with drainer. Door to the conservatory with side door and patio doors leading out onto the patio area. Dining room with dual aspect. Sitting room with fireplace and window to front and patio doors leading out into the garden.

To the first floor landing are four bedrooms, bedroom 1 is a spacious double with dual aspect with built in wardrobes and en suite shower room. Bedroom 2 is a double with dual aspect and built in wardrobes. bedroom 3 with window to rear aspect and bedroom 4 is a single with built in wardrobes and window to front aspect.

### OUTSIDE

The property is approached over a tarmac driveway providing ample parking and turning. The gardens are fully enclosed, bounded by mature hedging with lawned areas along with various shrubs, bushes and trees. Adjoining the house can be found the double garage and workshop which is approached through twin metal up and over doors and is connected with power and light together with eaves storage. Oil fired boiler. On the eastern side is a gate providing access to the rear garden which is bordered by fencing and adjoins open fields. The garden is laid mainly to lawn with attractive flower and shrub borders together with a patio area

### SERVICES

Mains electricity, water. Oil fired heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside with EE, Three, O2 and Vodafone and likely outside with EE, Three O2, and Vodafone (Ofcom).

### VIEWINGS

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

### DIRECTIONS

From our office in the High Street turn right at the traffic lights into North Street signposted Milverton. After approximately 2 miles on the second part of an S bend turn left signposted Langford Budville. Continue into the village passing the church on your right hand side and shortly afterwards the Martlett Public House will be seen on your left whereupon the entrance drive to Lyndon will be seen immediately opposite.





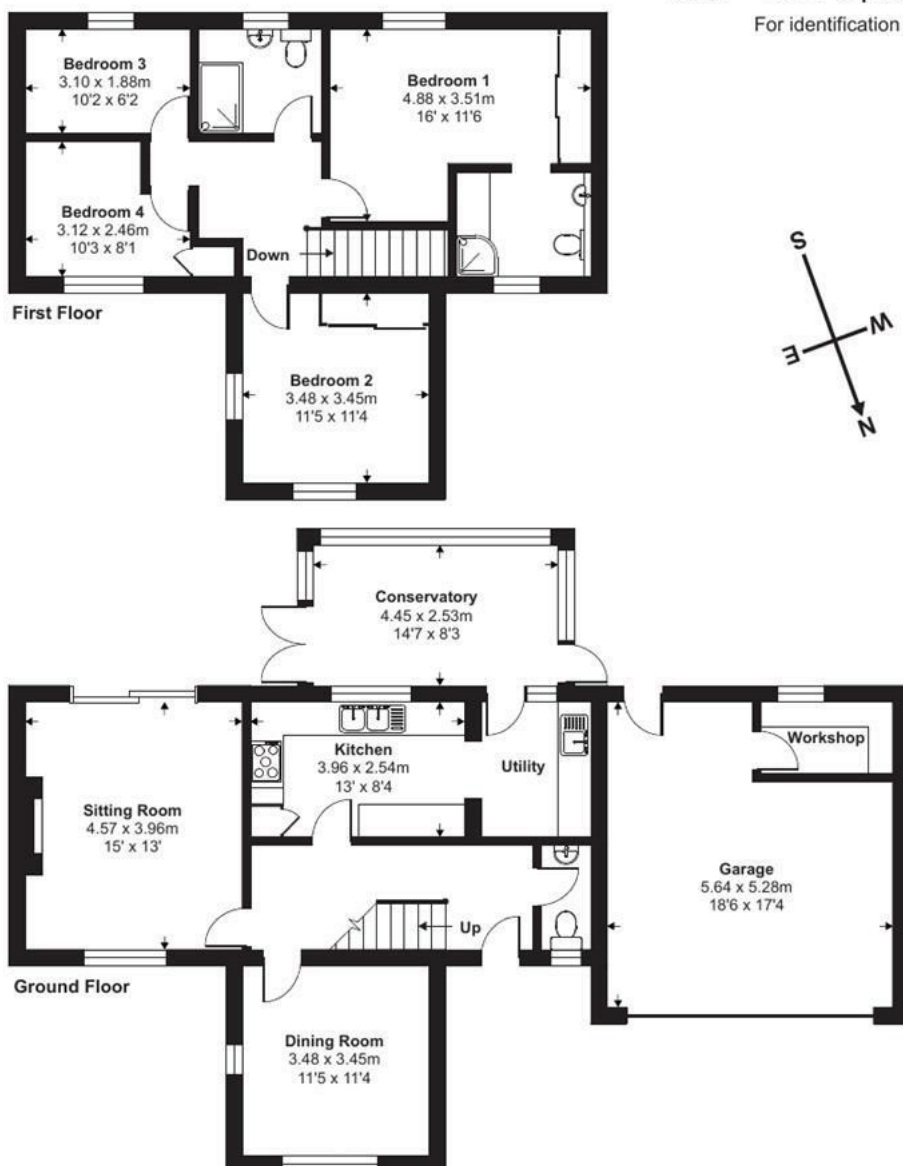


Approximate Area = 1453 sq ft / 135 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 1773 sq ft / 164.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1282567

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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