



The Old Rectory



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Chipstable, Taunton, TA4 2PZ

Wiveliscombe 4 miles/ Wellington 12 miles / Taunton 15 miles.

A beautifully presented four bedroom detached village house, situated in this superb south facing position enjoying wonderful views.

- Four Bedrooms
- Bathroom & En-suite Shower Room
- Sitting Room
- Dining Room
- Newly Fitted Kitchen/Dining Room
- Utility & Cloakroom
- Carport & Shed
- Garden
- Council Tax Band E
- Freehold

Guide Price £820,000

SITUATION

The property sits down a quiet lane in an elevated South facing position on the edge of the peaceful Somerset Village of Chipstable. The local bridle paths and footpaths make it ideal for walking. Although it is a rural location, Wiveliscombe is 4 miles away and the County Town of Taunton is 15 miles away.

DESCRIPTION

Occupying a south facing setting The Old Rectory offers light and airy rooms and has undergone a program of improvements, all enjoying views across its own gardens and to unspoilt farm and woodland beyond. Built in 1970's of traditional design, the house offers some elegant rooms, including particularly spacious sitting room with French doors out into the garden enjoying the views, the newly fitted kitchen/breakfast room has been signed to take advantage of the aspect, there is also a dining room/study, a cloakroom and a particularly large utility/boot room. The bedrooms are all found of the spacious landing and include a principal bedroom with dressing area and en suite, three further bedrooms and family bathroom. Outside are established gardens and carport in all the plot extends to just over an acres. Internal inspection is recommended.



ACCOMMODATION

Spacious entrance hall with a useful storage cupboard, stairs rising to the first floor. The sitting room is a double aspect south facing room with patio doors leading on to the terrace, open fire place. A newly extended fitted Kitchen/breakfast room with a range of wall and base units, island, double sink, induction hob with extractor fan over, integrated double oven, fridge/freezer and dishwasher, with sliding doors to the patio area. Utility/boot room with a range of units and Belfast sink and Cloakroom.

Stairs rising to the first floor landing with doors to all rooms and airing cupboard. Principle bedroom with double aspect, dressing room and door leading to the en-suite. Bedroom 2 is a double dual aspect room with lovely views across the garden, built in wardrobe and vanity unit with inset sink. Bedroom 3 is a double bedroom. Bedroom 4 is a single room. Family bathroom with white suite with WC, bath, separate shower and pedestal wash hand basin.

OUTSIDE

The property is approached via a tarmac drive with parking for several cars giving access to the car port and workshop. There are large private gardens which are mainly laid to lawn and large patio area with wonderful countryside views, the grounds extend to approximately 1 acre.

VIEWINGS

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

SERVICES

Electricity, Mains water, Oil heating, This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage likely outside with EE, Three O2, and Vodafone (Ofcom).

DIRECTIONS

From Taunton proceed west on the B3227 bypassing Milverton and through to Wiveliscombe and onto into Waterrow. Having passed over the bridge turn right immediately in front of The Rock Inn public house and take the second turning left (after approximately 400m) towards Chipstable. After 1.25 miles the village will be reached. Continue up the hill passing the church on the left hand side and shortly afterwards the entrance drive will be seen on the right just before The Grange whereupon The Old Rectory is immediately in front of you.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

7 High Street, Wellington,
Somerset, TA21 8QT

wellington@stags.co.uk
01823 662822

