

Marsh House

Kingston St Mary, Taunton, Somerset





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An impressive edge of village Georgian family home with superb proportions, immaculately presented throughout with ancillary accommodation and parkland gardens.

Taunton 2 miles (London Paddington 1 hour 45 minutes), Bristol Airport 35 miles
(All distances and times are approximate)

Entrance hall | Sitting room | Home office | Drawing room | Family room
Kitchen / Breakfast room | Utility | Study | Snug

Cellar with media room, hobbies room and wine storage

Principal bedroom with en suite bathroom | Two bedrooms with en suite shower rooms

Two further bedrooms | Family bathroom | Additional bedroom and shower room above snug

The Coach House

Entrance hall | Kitchen | Sitting room | Principal bedroom with en suite shower room

Two further bedrooms, one with en suite shower room | Bathroom

Indoor swimming pool with shower and sauna | Double garage

Patio garden | Lawn | Parkland

In all about 4.3 acres

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Situation

Marsh House sits at the end of a long private tree lined drive on the edge of the highly sought after village of Kingston St Mary. The elevated position gives views over its own parkland to the rolling countryside of the Quantock Hills in the distance.

Kingston St Mary sits in the foothills of the Quantock Hills AONB about 2 miles from the county town of Taunton where an extensive range of shopping facilities, restaurants and leisure facilities can be found.

Taunton is well known for the quality of its schooling, with Kings Hall (1 mile from Marsh House), Kings College, Queens College and Taunton School all situated within the town. Slightly further afield but still within easy reach are Wellington School, Blundell's in Tiverton and Millfield.

Taunton has excellent communication links with a fast train to London Paddington taking from 1 hour 45 minutes and the M5 motorway junction 25 giving access to London and South East as well as Exeter and the South West.

Marsh House

The private tree lined drive sweeps through the parkland with the imposing Georgian façade of the house creating a magnificent and welcoming first impression. The house is Grade II listed and believed to date from around 1800. Marsh House has been brought firmly into the 21st century thanks to an extensive and sympathetic renovation that combines the elegant original features with a practical and manageable layout, ideal for family life. A central entrance hall leads to the well-proportioned reception rooms all with high ceilings and sash windows. The drawing room is of particular note, a superb entertaining space with a triple aspect and French doors leading to the terrace. A further sitting room sits on the opposite side of the entrance hall beyond which is a large and light home office with far reaching views.



The Mark Wilkinson kitchen forms the heart of the home, and is beautifully fitted with a four oven AGA, walk in pantry and central island. This part of the house has been beautifully designed, linking to an orangery with French doors out to the terrace, seamlessly linking the interior and exterior. The semi open plan layout and superb flow of rooms on the ground floor ensure Marsh House is an ideal family home. The kitchen can be accessed directly from the side entrance of the house for practical everyday use. Next to the kitchen is a snug, above which sits a bedroom and shower room.



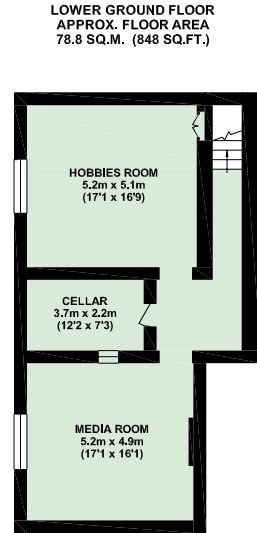
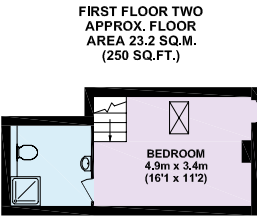
The extensive cellar has been refurbished and provides ample space for wine storage as well as a media room and hobbies room.

The superb attention to detail in the refurbishment continues to the first floor where a large landing area leads to the bedroom accommodation. The views are superb and the proportions match those of the ground floor rooms. The principal bedroom is particularly impressive, with a delightful outlook over the gardens and a stunning en suite bathroom. There are a further four bedrooms, two of which have en suite shower rooms as well as a family bathroom, all finished to an exceptional standard.

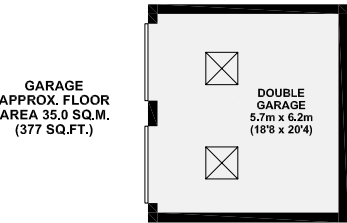
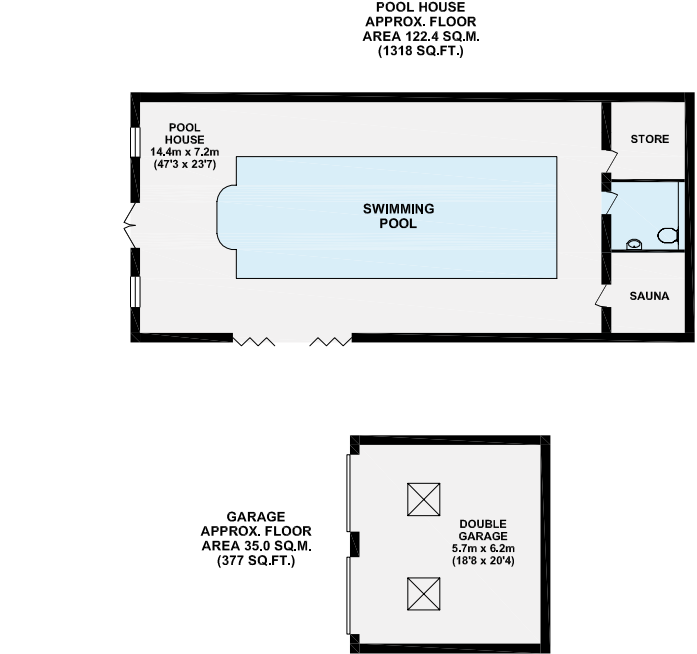
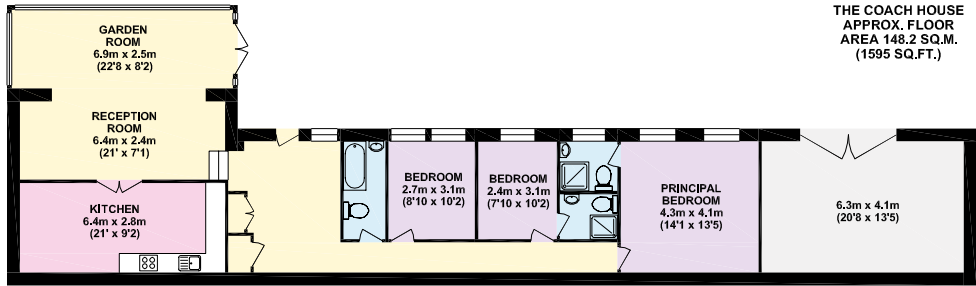
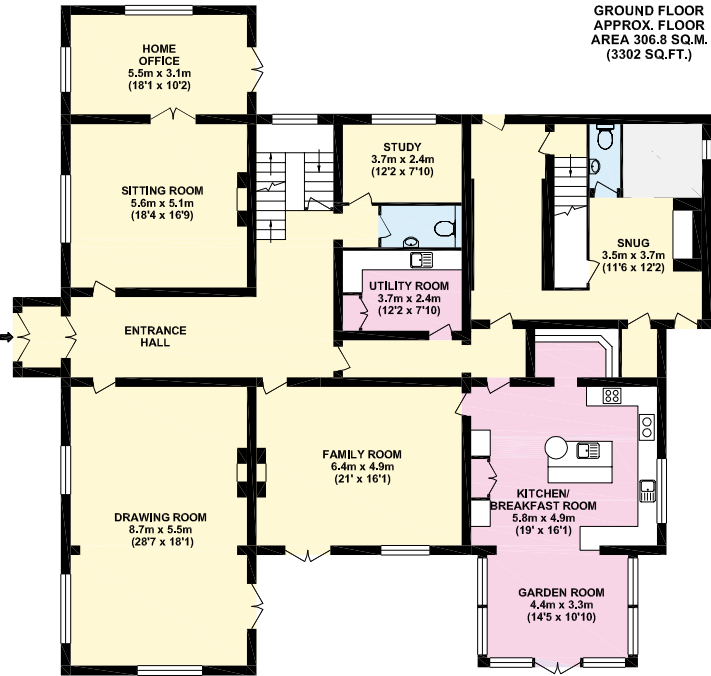
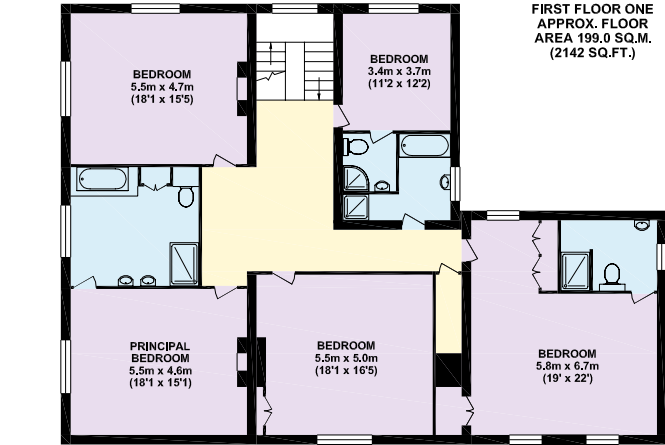




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation



Approximate Gross Internal Floor Area
Main House: 607.8 Sq.M. (6542 Sq.Ft.) (Excluding garage)
The Coach House: 148.2 Sq.M. (1595 Sq.Ft.)
Pool House: 122.4 Sq.M. (1318 Sq.Ft.)
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars





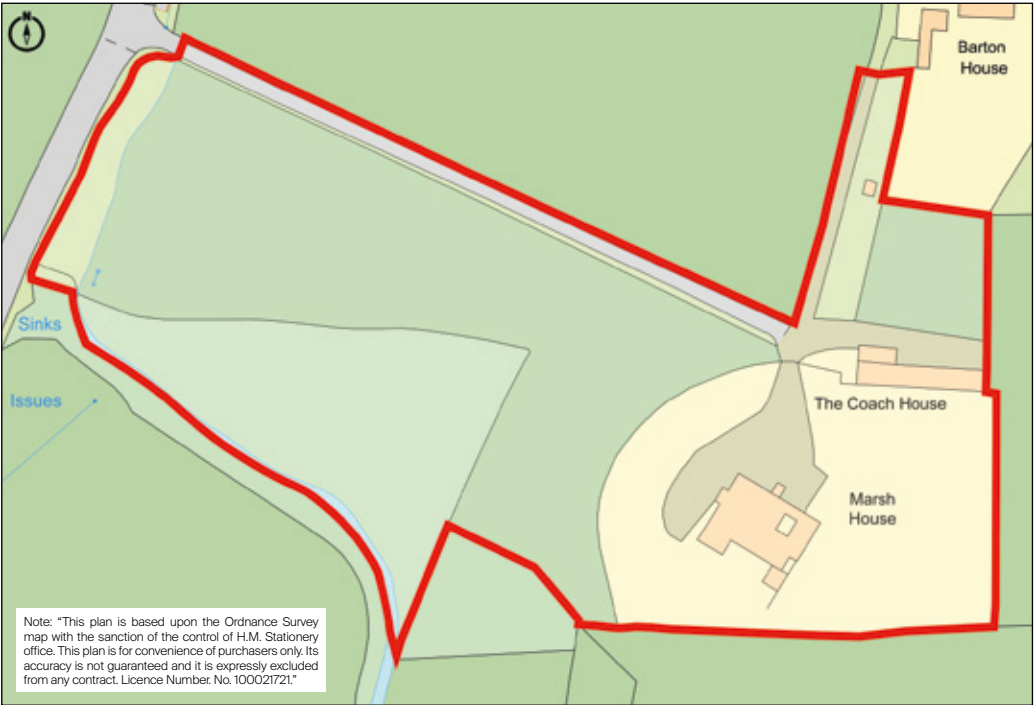
The Coach House

The Coach House

The house is complemented by excellent ancillary accommodation in the coach house, with access from a fork in the main drive leading to a large parking and turning area. The accommodation is on one level and consists of a kitchen, reception room and garden room, a principal bedroom with en suite shower room, two further bedrooms one of which has an en suite shower room and a separate bathroom.

Gardens and Grounds

The mature and established parkland gardens offer an abundance of impressive trees including a cherry tree lined drive and a magnificent Copper Beech. The drive leads to a gravelled parking and turning area in front of the double garage with electronic up and over doors. A large swathe of lawn sweeps around the front of the house and a path leads to a terraced area on the south side of the house, ideal for entertaining and with views over the paddock.



To the rear of the house is another large area of lawn with an attractive gazebo and from here a path leads to the pool house.

The indoor heated swimming pool sits within the attractive pool house with vaulted ceiling, shower room, sauna and cloak room.

Services

Mains water and electricity. Private drainage. Oil fired central heating.

EPC

Coach House: D

Local Authority

Somerset West and Taunton Council
www.somersetwestandtaunton.gov.uk
Telephone: 0300 304 8000



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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