



Highfield House, 46 Lethbridge Park Bishops Lydeard, Taunton TA4 3QU





An executive 5 bedroomed detached house occupying over 3,700 sq.ft. on the edge of this exclusive parkland development close to Bishops Lydeard and the Quantock Hills with 4 reception rooms, open plan kitchen / breakfast room, conservatory, generous established gardens extending to 0.3 Acre, triple garage and ample driveway parking.







## Features

- Entrance hall
- Living room with French doors to garden and glazed double doors to dining room
- Dining room with French doors to garden
- L shaped study / library
- Fitted kitchen / breakfast room with Rangemaster, integrated fridge freezer, dishwasher and combi-oven, central island and French doors to conservatory
- Conservatory with door to garden
- Family room with double glazed doors to kitchen
- Utility room
- Master bedroom with fitted wardrobes and ensuite shower room
- Bedroom 2 with fitted wardrobes and ensuite shower room
- Bedrooms 3 and 4 with fitted wardrobes
- Bedroom 5 / dressing room with fitted wardrobes
- Family bathroom with separate shower
- Established gardens extending to 0.3 Acre
- Triple garage with electric garage doors and storage room
- Ample driveway parking with gated entrance
- Gas fired central heating
- Double glazing
- Management charge £560 pa for upkeep of common estate ground
- Council tax band G













Highfield House is situated close to the popular village of Bishops Lydeard with a wide range of amenities including Church, school, library, health centre, pubs and shops and is approximately 6.6 miles to the centre of Taunton.

Taunton provides first class day to day facilities with an excellent range of retail, business, educational and recreational facilities as well as excellent travel links including efficient train lines to London Paddington (fastest train about 1 hour 40 minutes) and Bristol (fastest train about 40 minutes) and easy access to the M5 motorway at Junction 25.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.





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Main House = 3226 sq ft / 299.7 sq m

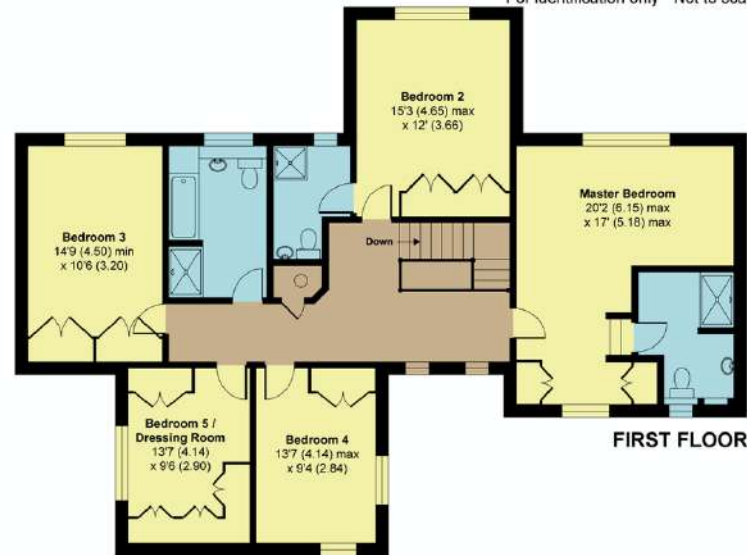
Garage = 492 sq ft / 45.7 sq m

Total = 3718 sq ft / 345.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

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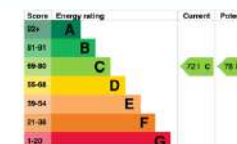
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Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2021. Produced for Robert Cooney. REF: 715875



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