



The Warren Heatherton Park, Bradford On Tone, Taunton TA4 1EU





An immaculately presented South West facing 5 bedrooomed detached chalet bungalow occupying just over 2,000 sq.ft. with established private gardens, indoor swimming pool, garage and gated driveway parking situated in this private location within the grounds of the historic Heatherton Park country house and on the edge of the village just 3 miles from Wellington and 4 miles from Taunton. No onward chain.





Features

- Kitchen / Dining Room with granite work surfaces, oil fired Aga and woodburner
- Rear Hall with French doors to garden
- Living Room with French doors to garden
- Bedroom 4 with fitted wardrobe, French doors to garden and Ensuite Bathroom with separate shower
- Bedroom 5 / Study
- Hall
- Utility Room with door to Garage
- Cloakroom
- Master Bedroom
- Bedroom 2 with fitted Wardrobes
- Bedroom 3
- Shower Room

- Private established garden to the rear with decking area
- Indoor Swimming Pool (not heated)
- Garage and private gated driveway parking
- Oil fired central heating
- Double glazing

- Council tax band F

- What3words:
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The Warren is situated within 1 mile of the village of Bradford on Tone. The village benefits from a wide range of amenities including a village pub, shop, church and village hall. The nearest primary schools can be found in West Buckland and Oake.

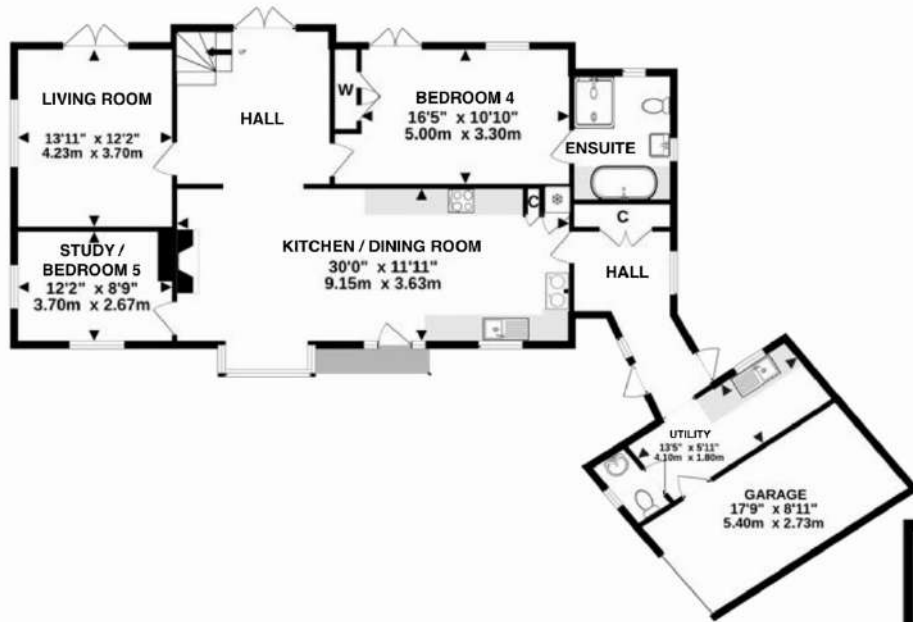
Wellington, 3 miles away, offers an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Co-op, sport and leisure facilities and a selection of schools, both primary and secondary.

The property is also well situated for all transport links with access to the M5 motorway 2.3 miles away at Junction 26 and Taunton within 4 miles with its main line railway station linking to London Paddington in less than 2 hours.

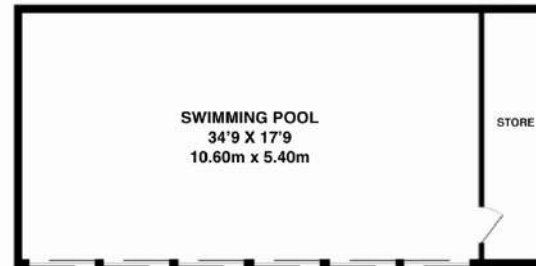
For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



GROUND FLOOR
1414 sq.ft. (131.3 sq.m.) approx.



SWIMMING POOL
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



Viewing strictly through the selling agents:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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cooney**



The
Warren