



Woodcombe House Blagdon Hill, Taunton TA3 7SF





An immaculately presented 5 bed roomed detached family home offering extensive, flexible accommodation (including two storey extension) with glorious views over adjacent open fields to the wooded hillsides beyond in this much sought after village within the Blackdown Hills AONB yet just 4 miles of the centre of town.





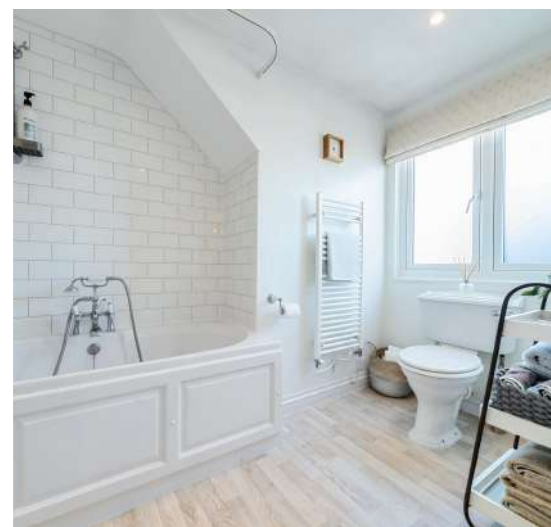
Features

- Entrance Hall
- Living Room with Minster fireplace and door to garden
- Open Plan Kitchen / Dining / Garden Room with Elan Rangemaster cooker, separate Hotpoint oven, Belfast sink, Velux windows and French doors to garden
- Utility Room
- Study
- Rear Lobby
- Snug
- Shower Room
- Master Bedroom with Dressing Room and Ensuite Shower Room
- 3 further Bedrooms on the 1st floor, Bedroom 2 with fitted wardrobe and eaves storage
- Family Bathroom
- Further Bedroom with Velux window in extension

- Enclosed garden to rear with views over surrounding countryside
- Integral Garage and ample driveway parking
- Oil fired central heating
- Double glazing

- Council tax band F
- What3words: ///curl.putts.strutted







Woodcombe House is situated in the foothills of the Blackdown Hills in the village of Blagdon Hill with its thriving village community, pub and playing fields. The nearby village of Trull provides excellent amenities including Parish Church, bustling shop, Post Office, garage, tennis club, primary school and regular shuttle bus service to Taunton town centre.

Taunton, the County Town of Somerset, is situated within 4 miles with its shopping centre and County Cricket Ground. The town benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25 on the eastern side of the town.

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.



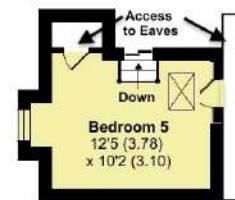
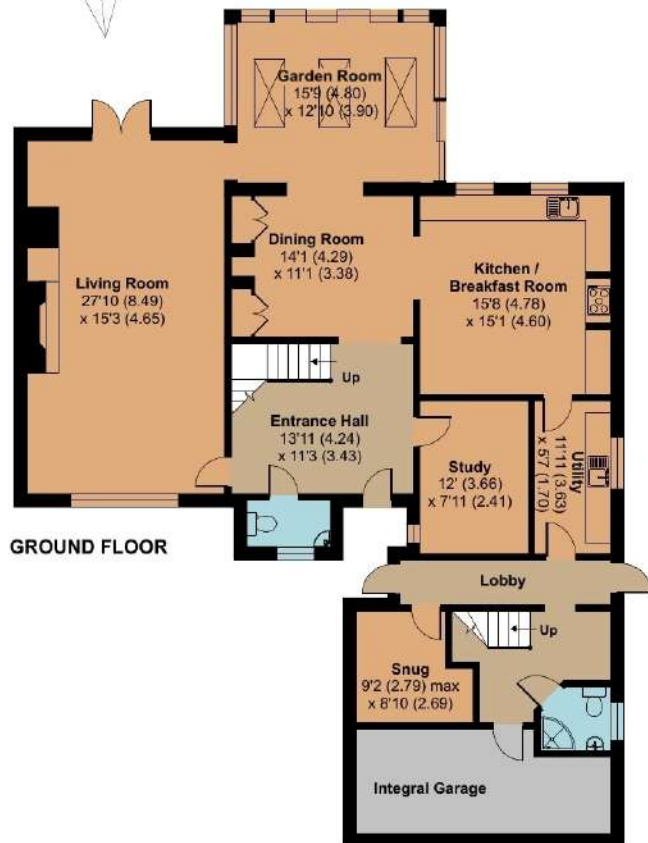
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Approximate Area = 3066 sq ft / 284.8 sq m (Excludes garage)

Limited Use Area(s) = 85 sq ft / 7.8 sq m

Total = 3151 sq ft / 292.7 sq m

For identification only - Not to scale



Denotes restricted head height



Viewing strictly through the selling agents:

Robert Cooney

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Somerset TA1 4AW

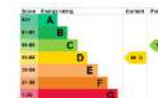
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Robert Cooney. REF: 1174083



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.

**robert
cooney**

