



Little Orchard, Gatchell Meadow Trull, Taunton TA3 7HY



In one of the Taunton's prime locations situated just 2 miles from the centre of town is this immaculately presented 5 bedroomed detached property constructed from Ham Hill Stone and extending to over 3,000 sq.ft. offering light, spacious and well-proportioned flexible accommodation including a one bedroomed annexe ideal for multi-generational living, with large established West facing garden and stunning far-reaching views, double garage and ample driveway parking.





Features

- Entrance Hall
- Living Room with French doors to garden
- Dining Room
- Fitted Kitchen / Breakfast / Family Room with French doors and bi-fold doors to garden, Robert Charles kitchen, granite work surfaces, Neff oven, central island and Belfast sink
- Office
- Cloakroom
- Inner Hall with door to garden
- Shower Room
- Boot Room
- Utility Room with door to Garage
- Master Bedroom with Ensuite Shower Room, fitted wardrobe and French doors to Juliet balcony
- Bedroom 2 with fitted wardrobe and Ensuite Shower Room
- Bedroom 3 with Ensuite Shower Room
- Further Bedroom
- Family Bathroom with separate shower
- Self-contained Annexe with sleeping / living / kitchen area with breakfast bar and separate shower.
- Enclosed West facing garden to rear with views over surrounding countryside
- Double garage and ample driveway parking
- Underfloor gas central heating throughout
- Double glazing
- Council tax band
 - Main House G
 - Annex A
- What3words:
///paddocks.loitering.sideburns







Little Orchard is situated in the village of Trull within 2 miles of the centre of Taunton, the County Town of Somerset.

Trull provides excellent amenities including parish church, thriving shop, post office, garage, tennis club, primary school and a regular shuttle bus service to Taunton town centre. Taunton is readily accessible with a wide range of shopping facilities and Somerset County Cricket Ground.

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

Travel connections are convenient with the main line station for trains to London Paddington in less than 2 hours and excellent road links for the M5 motorway at Junction 25, situated to the East and Wellington at Junction 26.



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Approximate Area = 2956 sq ft / 274.6 sq m
 Garage = 354 sq ft / 32.9 sq m
 Total = 3310 sq ft / 307.5 sq m
 For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset TA1 4AW

Telephone 01823 230 230

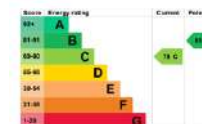
E-mail taunton@robertcooney.co.uk

Website robertcooney.co.uk

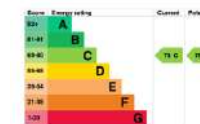


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Robert Cooney. REF: 1193881

Main House



Annexe



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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