



Hollys Corner Rectory Hill, Langport TA10 9AQ





This stunning, contemporary home has been thoughtfully designed and constructed to the highest of standards and with a very high level of specification. Of attractive Blue Lias stone elevations and situated in this popular village location, this brand new 3 double bedrooomed split level detached house has been built by a well known and reputable local builder and offers flexible accommodation with enclosed South-West facing landscaped walled garden and ample driveway parking. No onward chain.





Features

- Entrance Hall with solid oak stairs, high vaulted ceiling and oak flooring
- Spacious 34'11 open plan Living / Dining Room / Fitted Kitchen with cast iron woodburner, Velux windows, oak flooring, quartz work surfaces, integrated appliances including fridge freezer, dishwasher, NEFF eye level double oven and five ring induction hob with extractor hood, large central island with quartz worktop and breakfast bar and double bi-fold doors to garden
- Utility Room
- Study area enclosed by a glass balustrade overlooking the main living area
- 2 double bedrooms on ground floor
- Shower Room
- Master Bedroom Suite with dressing area with walk through wardrobe, Velux window and Ensuite Bathroom with separate shower
- South-West facing walled landscaped garden
- Ample driveway parking
- Electric air source heat pump
- Under floor heating throughout ground floor
- Double glazing
- 10 year builders' warranty
- Council tax band E
- What3words:
[///staple.gilding.hits](https://www.what3words.com/staple.gilding.hits)







Hollys Corner is situated in the village of Pitney providing local amenities including a church, pub and two farm shops.

The location offers immediate access to the open countryside, the bustling small town of Langport is a short drive away and the County town of Taunton within 35 minutes.

Langport, 2.3 miles away, provides a wide range of facilities including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy and Sixth Form.

Taunton, the County town of Somerset, situated 14.2 miles away is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

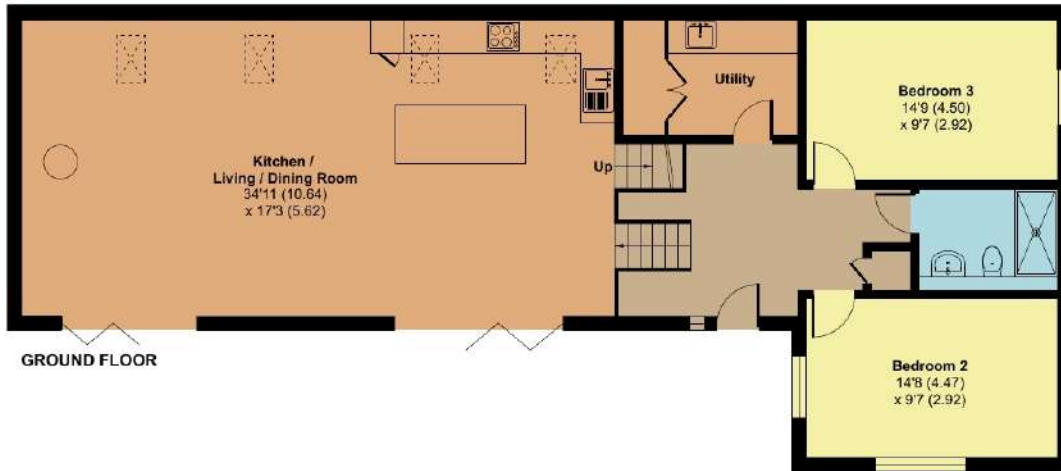
Taunton also benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.



Hollys Corner, Pitney, Langport, TA10 9AQ

Approximate Area = 1686 sq ft / 156.6 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

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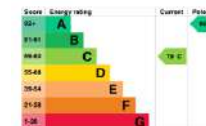
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Floor plan produced in accordance with RIGS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Cooney. REF: 1204516

CGI's have been used to represent the potential internal furnishings



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**robert
cooney**

