



Littleham House Pitminster TA3 7AT



Located in this popular village at the foot of the Blackdown Hills and in a good sized plot of about 0.25 acre is this well presented, extended 4 bedroomed detached family house with established garden to rear with summer house and private gated driveway with ample parking. No onward chain.





Features

- Entrance Hall
- Living Room with woodburner
- Open plan fitted Kitchen, Dining Area / Family Room with Rangemaster cooker, integrated Bosch microwave and French doors to garden
- Boot Room with door to garden
- Laundry Room
- Shower Room
- Master Bedroom
- 3 further Bedrooms
- Family Bathroom
- Established South facing garden to rear with Summer House
- Music Room
- Store
- Private gated driveway with ample driveway parking
- Oil fired central heating
- Double glazing
- Council tax band F
- What3words:
[///tadpole.fleet.gems](https://www.what3words.com/#!/tadpole.fleet.gems)







Littleham House is situated in Pitminster, a popular village lying just over 4 miles to the South of Taunton and benefitting from no through traffic. It lies within attractive countryside within the foothills of the Blackdown Hills, themselves designated an Area of Outstanding Natural Beauty. The village itself has a pub whilst more extensive facilities are available in the village of Trull just 2.8 miles away including primary school, post office and general store.

Taunton, the County town of Somerset, 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 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.



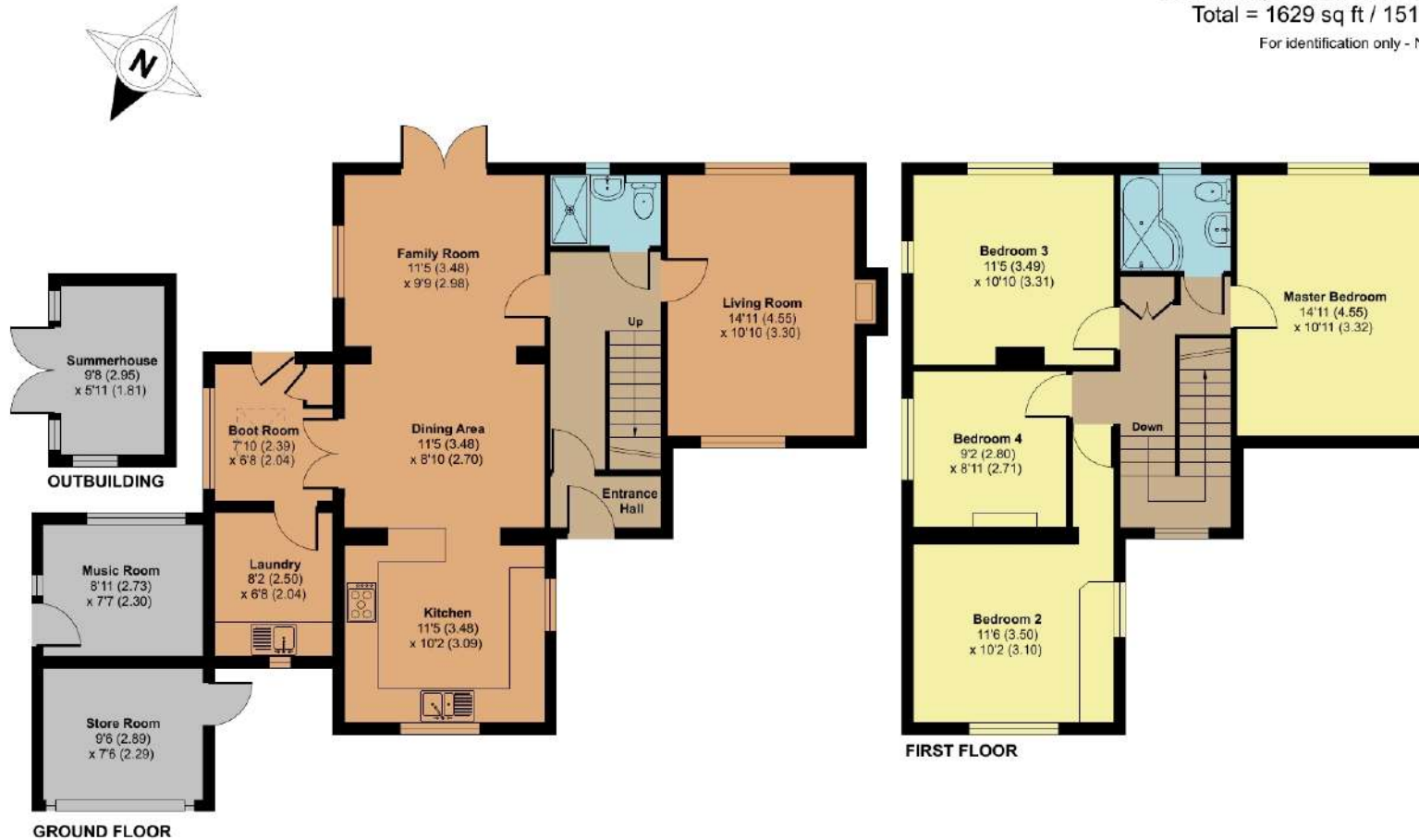
Littleham House, Pitminster, Taunton, TA3 7AT

Approximate Area = 1435 sq ft / 133.3 sq m

Outbuildings = 194 sq ft / 18 sq m

Total = 1629 sq ft / 151.3 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

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Somerset TA1 4AW

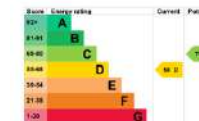
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Robert Cooney. REF: 1207237



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**robert
cooney**

