



Sloe Tree House Staplehay, Trull, Taunton TA3 7HD





Quietly situated in the favoured Staplehay area, this superb 4 bedroomed detached house was built to a high specification around 10 years ago and provides spacious and versatile accommodation amounting to 1,859 sq. ft. with enclosed South facing garden to rear and ample driveway parking.





## Features

- Entrance Hall
- Living Room with woodburner and bi-fold door to garden
- Kitchen / Dining Room with quartz work surfaces, electric range oven, integrated dishwasher and bi-fold door to garden
- Sitting / Family Room with door to Store
- Utility Room with door to garden
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- Bedroom 2 with fitted wardrobe and Ensuite Shower Room
- 2 further Bedrooms, Bedroom 3 with fitted wardrobe
- Family Bathroom
- Enclosed South facing garden to rear
- Part-converted Garage / Store with power, lighting and electric roller door
- Driveway parking
- Gas central heating
- Underfloor heating to majority of ground floor
- Double glazing
- Council tax band F
- What3words:  
///throat.claim.inviting

NB:

The double garage has been temporarily repurposed into a Store / Sitting / Family Room and there are no building regulations in place. This arrangement can be reversed.

There is a live planning application for residential development creating up to 145 dwellings off Sweethay Lane. Please see planning application 42/15/0001 for further information.











The village of Trull provides excellent amenities all within walking distance including parish church, thriving shop, popular local pub, post office, garage, tennis club, primary school and a regular shuttle bus service to Taunton town centre.

Taunton, situated within 2 miles, 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.

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





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Approximate Area = 1859 sq ft / 172.7 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 1987 sq ft / 184.6 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

**Robert Cooney**

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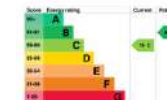
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Cooney. REF: 1392762



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cooney**



