



Wood Lane

Stogumber TA4 3TJ

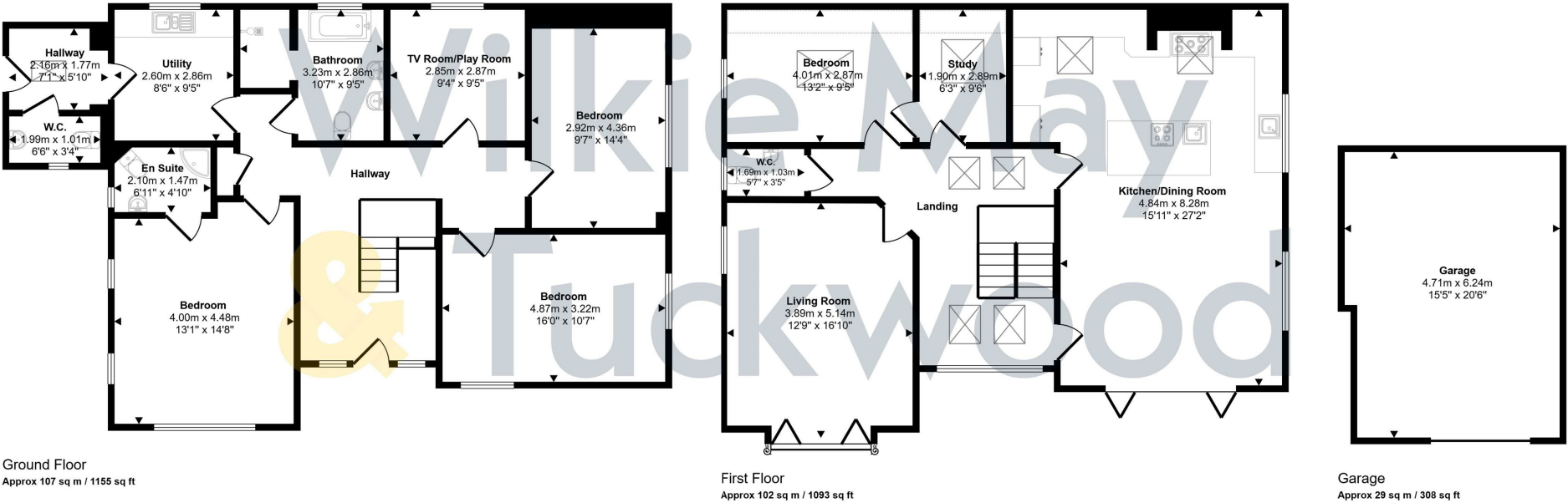
Price £875,000 Freehold

			B
5	2	2	EPC

Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
237 sq m / 2556 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A stunning architect designed detached 4/5 Bedroom family home, situated on the edge of the popular village of Stogumber.

- Beautifully Presented Family Home
- Edge of Village Location
- Garage & Off Road Parking
- Ground Source Heating
- Flexible Accommodation
- Approximately 0.75 Acre Plot
- Views to The Quantock Hills & Surrounding Countryside
- Underfloor Heating



The property comprises a detached modern architect designed family home, built in 2017 and with the benefit of the remainder of the original 10 year Build Zone warranty, a B energy efficiency rating and flexible and well presented accommodation presented over two floors.

The house was built by a local artisan builder, and is constructed of traditional brick, block and local Capton red sandstone, under a slate roof, with the benefit of powder coated aluminium double glazing and ground source electric under floor heating, supported by solar panels and rainwater harvesting. The house will be found in excellent order throughout and enjoys generous gardens extending to 0.75 acres in all with views to the Quantock Hills.

The accommodation in brief comprises; Composite door with stained glass panels into the spacious Entrance Hall; with oak engineered flooring, staircase rising to the first floor with bespoke storage under, boiler manifold cupboard. Utility Room; with a porcelain tiled floor, half height panelled walls, aspect to rear, space and plumbing for a washing machine, space for a tumble dryer over, granite effect rolled edge laminate worktop with inset ceramic sink and drainer, mixer tap over, door into Boot Room; composite door to the side, half height panelled walls. Downstairs WC; half height panelled walls, low level WC, pedestal wash basin. En-Suite Bedroom One; double aspect, range of fitted wardrobes. Shower Room; with tiled walls, tiled floor, shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin. Bedroom Two; double aspect. Bedroom Three; aspect to the side. Play Room; aspect to rear. Family Bathroom; with tiled walls, tiled floor and his and hers sink unit with mixer taps over, tiled splashback, rolled edge bath with mixer attachment over, wet room with tiled walls and floor with thermostatic mixer shower over, heated towel rail, high level WC. Stairs from the Entrance Hall to the first floor galleried landing with oak engineered flooring, full height windows enjoying a pleasant aspect to the surrounding countryside, Velux windows. Kitchen/ Dining Room; with a double aspect, tiled floor, bi-folding doors



onto the patio entertaining area, bespoke fitted kitchen comprising a range of fitted cupboard and drawers under a quartz worktop with central island with induction hob, electric Aga, eye level fitted electric oven, integrated dishwasher, inset sink with mixer tap over, ample room for a dining table. Living Room; with doubled aspect, bi-folding doors with balcony, wood burner on a slate hearth. Bedroom with aspect to the side, Velux window. Study; with Velux window, and interconnecting door to the Bedroom. Separate WC; with tiled floor, low level WC, pedestal wash basin, mixer tap over, tiled splashback.

The property is approached via a block paved driveway with off road parking for several vehicles. The Garage has double timber doors and benefits from power and lighting and easy access to the ground source heat pump and stainless-steel water cylinder for the hot water.

The property stands in gardens of approximately 0.75 acres and is laid mainly to lawn with established fenced and hedged boundaries. Within the garden there is a sunken trampoline, a Greenhouse, and vegetable patch. There is also a generous paved seating/dining area with glazed balustrade. From the gardens, far reaching views to the Quantock Hills can be enjoyed and to the surrounding countryside.

MATERIAL INFORMATION:

Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, sewerage.

Parking: There is plenty of parking at this property and a Garage.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: F

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

Tel: 01984 634793

