Cullendown Wood

STAGS

Cullendown Wood, Spring Grove

Milverton, Taunton, , TA4 1NL

Milverton 2 miles, Wiveliscombe 2.5 miles, Wellington 4.9 miles

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A substantial detached modern house with attached annexe in a wonderful private position with woodland grounds and gardens extending to approximately 5 acres.

- Impressive detached modern house
- Wonderfully private location
- Open plan kitchen/dining and utility
- Detached garage and workshop
- Large area of woodland
- Superbly presented throughout
- 3 Reception rooms
- Attached one bedroom annexe
- Landscaped gardens and grounds
- Council Tax band E, Freehold

Guide Price £950,000

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SITUATION

Cullendown Wood is situated in a beautiful area close to the village which offers a good range of facilities including a pub/restaurant, post office and primary school. Wellington is approximately 5 miles with access to the M5 motorway on the eastern side of the town. Wiveliscombe is a thriving and welcoming community where there is a large Co-op, two renowned local pubs including The Bear, a chinese restaurant, fish and chip shop and a variety of shops. Langford Budville is a small local community with another highly regarded pub and restaurant called The Marlett.

DESCRIPTION

Cullendown Wood is a substantial detached modern house which has been extended and improved by the current owners over the years and includes a self contained one bedroom annexe which lends itself perfectly to multi-generational living or to producing an additional income stream.

ACCOMMODATION

The accommodation is arranged over two floors and includes an entrance porch which opens through to an entrance hallway, stairs rising to the first floor, door to downstairs cloakroom. The sitting room has dual aspect windows which overlook the garden and an open fire. The kitchen is fitted with a range of Shaker style wall and base units and includes a range of integrated appliances, granite work surfaces, Belfast sink, electric hob with extractor hood over, central island unit with breakfast bar, tiled floor, rear aspect windows. There is an opening through to a utility room which is fitted with a range of matching wall and base units and includes sink, plumbing and space for washing machine and providing access to a side porch. There is an open plan dining room from the kitchen which has bi-fold doors leading onto to a terrace at the front of the property.

On the first floor there is an open landing with doors to the bedrooms. The master bedroom has an en-suite bathroom which includes panelled bath, enclosed shower cubicle. There are three further double bedrooms, all with built in wardrobes and a further family bathroom with shower, bath, wc and washbasin.

The annexe, called 'The Nook' has an entrance porch leading to an entrance hallway with cloakroom leading to a a wonderful open plan living/dining room/kitchen. The kitchen is fitted with a range of matching Shaker style wall and base units, double oven, hob with extractor, sink, plumbing and space for washing machine and space for fridge/freezer. In the living area there are double doors opening out onto a private side patio with windows enjoying wonderful views over the garden. The bedroom is of a good size and includes built in wardrobes and has an en-suite wet room with electric shower, washbasin and wc.

OUTSIDE

A gated entrance opens onto a gravelled driveway which leads up to the house and splits off providing a separate driveway to the annexe. Adjacent to the house is a timber built workshop with carport. There is a separate garage attached to the rear of the house. The garden has been expertly landscaped and is predominantly laid to lawn. There is a paved terrace with pergola which is sheltered by a number of mature trees and shrubs. There is a mature woodland area which provides some wonderful woodland walks and trails, the whole extending to approximately 5 acres.

SERVICES

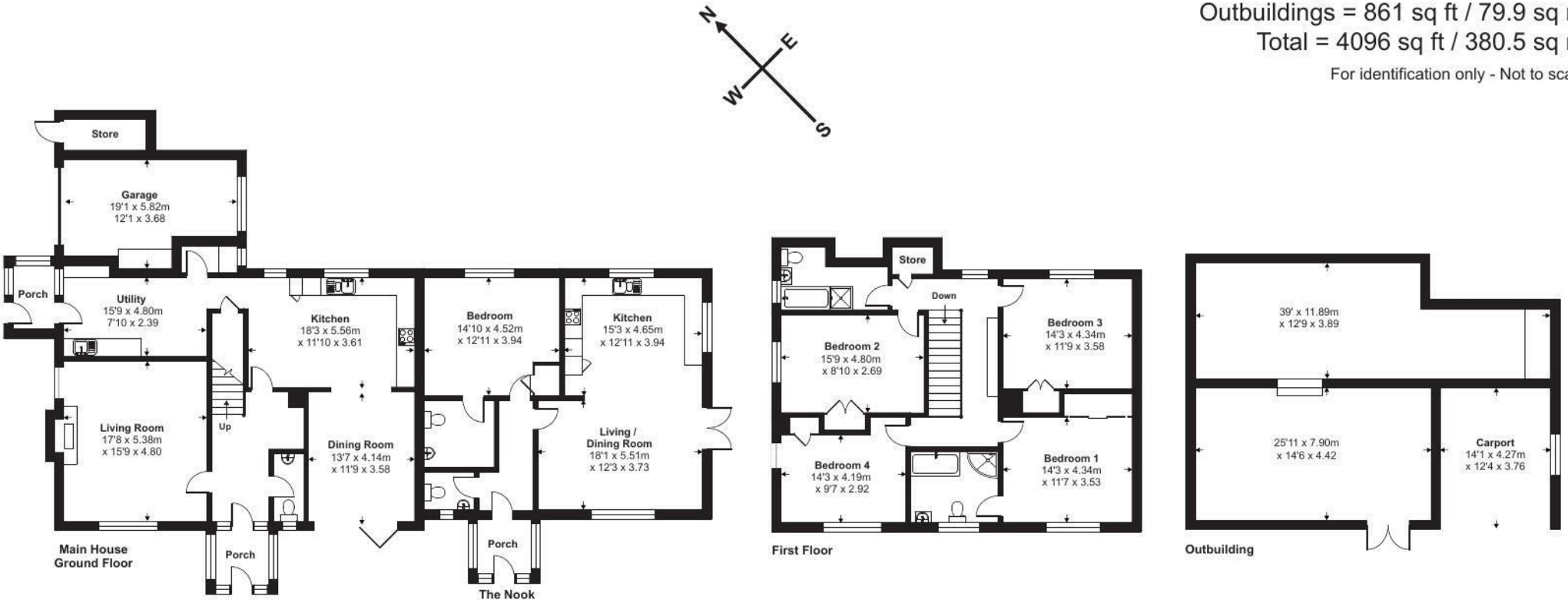
Mains electricity and water. Private drainage - septic tank. Oil fired central heating. Ultrafast broadband available (Ofcom), Mobile phone signal good outdoors, variable indoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

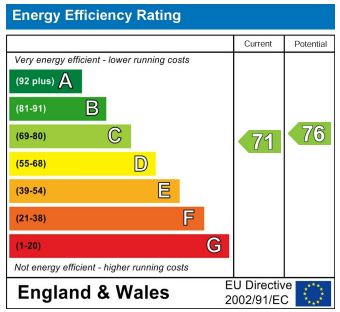
From Taunton take the M5 to junction 26, follow the signs into Wellington and at the traffic lights by The Iron Duke turn right signposted to Milverton. After approximately two miles, on an S bend, turn left signposted Langford Budville. Continue through the village and turn right again over Langford Common towards Wiveliscombe. After approximately two miles Spring Grove will be found, turn left towards Bathealton and Cullendown Wood can be identified on the left hand side after a short distance.

Approximate Area = 3038 sq ft / 282.2 sq m
(includes annex & excludes carport)
Garage = 197 sq ft / 18.3 sq m
Outbuildings = 861 sq ft / 79.9 sq m
Total = 4096 sq ft / 380.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1403060



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