



34 Church Lane

Bicknoller, Taunton, Somerset, TA4 4EL

**James
Gray**

ESTATE AGENTS

A particularly spacious family home offering flexible accommodation, set in well tended gardens of about 0.66 acres with stunning far reaching views and situated in this sought after Quantock Hills village



Key features

- Spacious galleried entrance hall
- 4 reception rooms with lovely views
- Large Kitchen/family room with Aga and door to west facing rear garden
- Large utility room, 2 guest cloakrooms
- Principal bedroom with en suite bathroom
- 3 further double bedrooms and family bathroom
- Gas central heating and double glazing
- Double garage and large driveway providing ample parking
- Large well stocked gardens with productive kitchen garden, greenhouse and stores
- Sought after location close to village pub and Church

Services

All mains connected. Gas fired central heating

EPC

Band E (53)

Council Tax

Band G





The property

Built in the 1970's this individual detached house has been designed to take full advantage of its wonderful setting with the principal rooms enjoying westerly views over the garden and towards rolling countryside. The property is well presented, is double glazed and has gas-fired central heating. The gardens and grounds extend to about 0.66 acres and afford the house a wonderful setting.

The accommodation

The property offers light and airy accommodation and the feeling of space is immediately evident on entering the large galleried reception hall with guest cloakroom and numerous built in cupboards. The sitting room has a lovely westerly aspect and a feature fireplace with inset gas fire. Double doors open to the garden room with a lovely double aspect and door to the rear garden. The dining room also enjoys a double aspect and views towards the Quantock Hills. The study also has an outlook over the front garden and views towards the Quantocks. The kitchen/family room is very much the heart of the house and has a lovely double aspect with patio doors open to the rear garden. The kitchen is well fitted and includes a 4 oven Aga with adjacent 2 oven module. The utility room has doors to front and rear gardens and a 'gardener's WC'. A pedestrian door gives access to the double garage.



First floor

The principal bedroom enjoys a lovely westerly aspect and has an en suite bathroom. There are 3 further double bedrooms, a family bathroom and separate cloakroom.

Outside

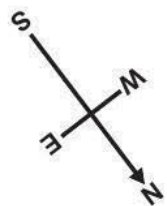
The house is approached initially over a shared driveway with gates opening to a sweeping driveway bordered by lawns and providing ample parking and giving access to the double garage. The gardens surround the house and provide a wonderful setting. To the rear of the house there are two paved terraces, ideal for al fresco dining. The rear garden is lawned and includes a very productive kitchen garden with greenhouse, two large wooden storage sheds. There is an orchard area with apple, pear, damson, quince and walnut. In all the plot extends to about 0.66 acres

Situation

The sought-after village of Bicknoller offers a thriving community with amenities to include a fine parish church, public house and community run shop. The town of Williton is approximately within 3 miles distance and provides amenities for every day requirements. Taunton is some 13 miles away and provides an extensive range of facilities as well as access to the M5 motorway and mainline intercity connection.





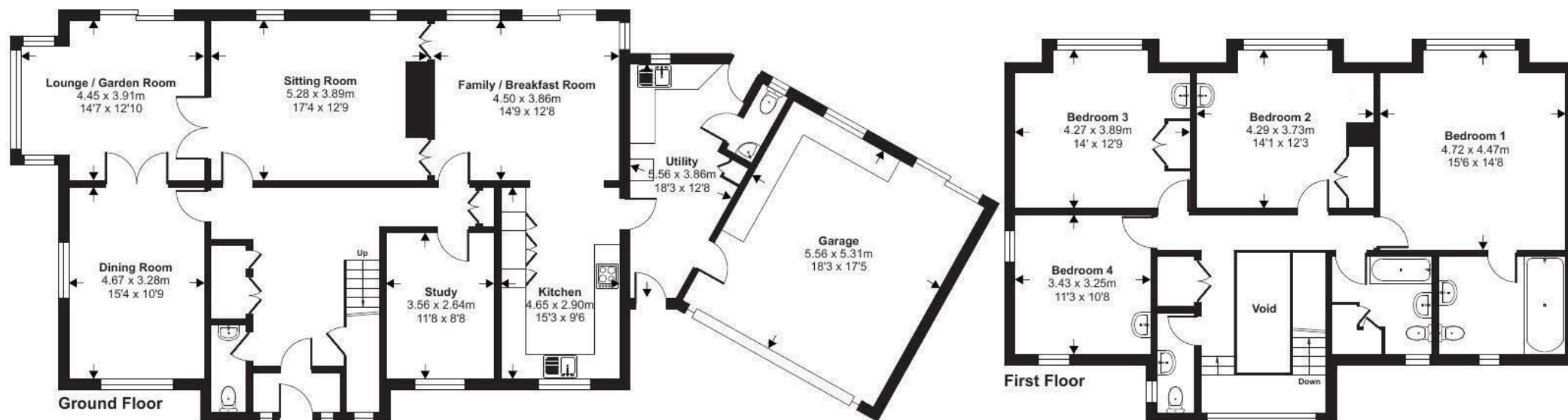


Approximate Area = 2580 sq ft / 239.6 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 2900 sq ft / 269.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN

T: 01823 426 090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

ESTATE AGENTS