



Beech Croft



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Churchinford, Taunton, Somerset, TA3 7DW

Taunton Town Centre 7.5 miles

An impressive, individually designed, detached residence set within mature landscaped gardens and an adjoining paddock extending to approximately two-thirds of an acre in total.

- Detached contemporary home
- Open plan kitchen/dining room
- Five bedrooms, two en-suite
- Gated driveway, parking, garage
- Council Tax band E
- Spacious sitting room
- Garden/family room
- Family bathroom
- Mature gardens and paddock, 0.62 acre
- Freehold

Guide Price £795,000

SITUATION

Situated in the heart of the Blackdown Hills AONB, the property enjoys an idyllic rural setting with easy access to Churchinford's excellent village amenities, including a shop, Post Office, café, doctor's surgery, pre-school and the award-winning pub. The area offers superb walking and riding opportunities via local footpaths and bridleways.

Taunton, the County Town, is just 8 miles away and provides extensive shopping, schools, leisure facilities, and transport links. The M5 (J25), A303, mainline rail services to London Paddington, and both Exeter and Bristol airports are all within convenient reach.

DESCRIPTION

Beech Croft is an impressive, individually designed detached residence, built in 2008 and significantly extended to create a beautifully balanced home offering both modern comfort and traditional character. Set within mature landscaped gardens and an adjoining paddock, the property extends to approximately two-thirds of an acre, making it an ideal country retreat with excellent accessibility.



ACCOMMODATION

To the ground floor a welcoming reception hall with tiled flooring and underfloor heating leads to the principal ground floor rooms. The sitting room offers dual-aspect windows, French doors to the garden, and a characterful fireplace. The open-plan kitchen/dining/family area serves as the heart of the home. The well-equipped kitchen features black quartz worktops, integral appliances, breakfast bar and extensive storage. The dining space opens through to the stunning oak-framed garden room, filled with natural light and offering multiple access points to the gardens and patio.

Upstairs the first-floor landing provides access to five well-proportioned bedrooms.

Bedroom 1 includes fitted wardrobes and a stylish en-suite shower room. Bedroom 2 features double doors to a Juliet balcony and its own en-suite bathroom. Bedrooms 3 and 4 are spacious doubles, while Bedroom 5 provides an ideal study or nursery. A family bathroom completes the accommodation.

OUTSIDE

Beech Croft is approached through wrought-iron gates leading to a private driveway with parking for several vehicles and access to the single garage. The front garden is laid to lawn, while the rear west-facing garden is beautifully maintained and bordered by mature shrubs and trees.

A pathway leads to the timber outbuilding—perfect for storage or conversion to a hobby room, home office or gym. Beyond the garden lies the small paddock, ideal for recreational use or small-scale hobby farming.

SERVICES

Mains electricity, water. Private drainage. Oil fired central heating. Broadband available: Standard and Ultrafast (Ofcom). Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

AGENT'S NOTE

A public footpath runs along the top edge of the paddock from the road and through a neighbouring property.

DIRECTIONS

From Taunton proceed south through Trull along Trull Road. Continue through Blagdon Hill along Taunton Road, past the Culmhead Business Park on the right for just over a mile, continuing straight, and the entrance to the property will be found on the right hand side just after the right hand turning to Smeatharpe



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

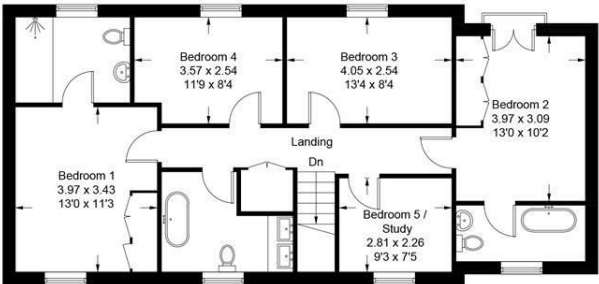


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			74
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

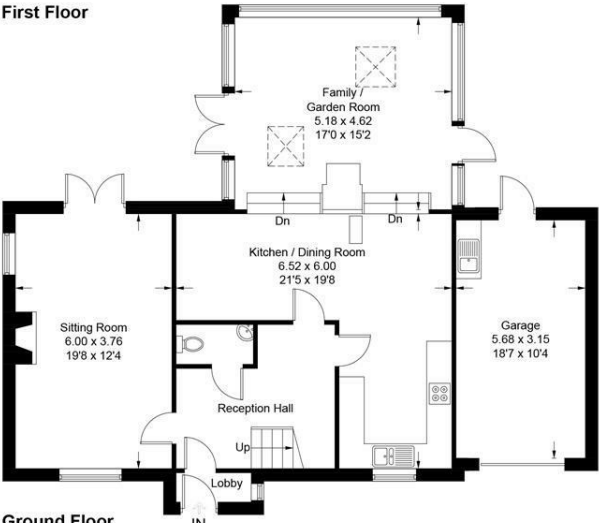
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Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280453)