


# New House Adj Palmers Green Cottage

Stewley Road, Hatch Beauchamp, Taunton

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Stewley Road
Hatch Beauchamp
Taunton
TA3 6AE

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- New detached stone built house
- Completion due circa September 2027
- Located on the edge of this quiet village location
- Good access to Taunton & M5
- 10 year warranty
- Opportunity to have input into fixtures/fittings

Guide Price £825,000
Freehold

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## THE PROPERTY

A fabulous opportunity to acquire a brand new house to be built by AJB Southwest Ltd. This local builder, with whom we have worked with for many years, offers the chance for the buyer to have considerable input into the final fixtures/fittings, floor coverings and final finish of this village property. The property will be built on natural stone elevations under a tiled roof and will benefit from an air-source heat pump central heating system, a gated drive with ample parking and a double garage.

## SITUATION

Hatch Beauchamp nestles in some lovely Somerset countryside to the east of the A358 and therefore has excellent road links towards the M5 at Taunton, and the A303 / A30 at Ilminster, as well as the A378 to Curry Rivel and Langport. Hatch Beauchamp is a nice size village with a pub, the Hatch Inn, and Farthings country house hotel. There is a lovely village recreation ground and village hall with a cricket pitch, tennis court and multi-use games area. There is also a small village primary school. The village has its own cafe/village shop, whilst there is also a shop and post office at Curry Mallet. The extensive shopping of the county town of Taunton lies within easy driving distance, as does the thriving and attractive market town of Ilminster to the south.

## ACCOMMODATION

The proposed accommodation comprises an entrance porch, reception hallway, cloakroom/wc, sitting room with fireplace, snug/study, fitted kitchen/breakfast room opening to a separate dining area, utility room, first-floor landing, four bedrooms, en suite and family bathroom.

## OUTSIDE

To the front of the property, there will be a natural planted hedge with a gated driveway of Cotswold Stone Gravel leading to an ample turning and parking area with the same gravel. This in turn leads to a detached double garage/car port traditionally constructed with oak timber cladding and an EV charging point.

To the front will be a front path finished with Indian sandstone slabs and a turfed garden. Access to the side and rear gardens, which will be finished with top soil and seeded, with paved terraces again completed with Indian sandstone slabs. The boundaries will be finished with 1.8m tanalised close-boarded fencing where applicable.

## SERVICES

Air-source heating, underfloor heating on the ground floor and radiators on the first floor.

Mains water, electricity and water treatment system.

## MATERIAL INFORMATION

A full specification sheet is available on request.

The property is due to start construction soon, with the builder inviting the buyer to have a certain level of input into fixtures & fittings.
Please note these images shown on this brochure are CGI's.

## DIRECTIONS

What3words:
///shopping.gravitate.backhand

From Taunton, take the A358. On reaching the traffic lights, continue on the A358, taking the next left onto Station Road and follow into Hatch Beauchamp. At The Hatch Inn, turn slightly left (still on Station Road), then bear a slight left onto Stewley Road and follow for a few hundred yards, and the plot will be found on your left-hand side.



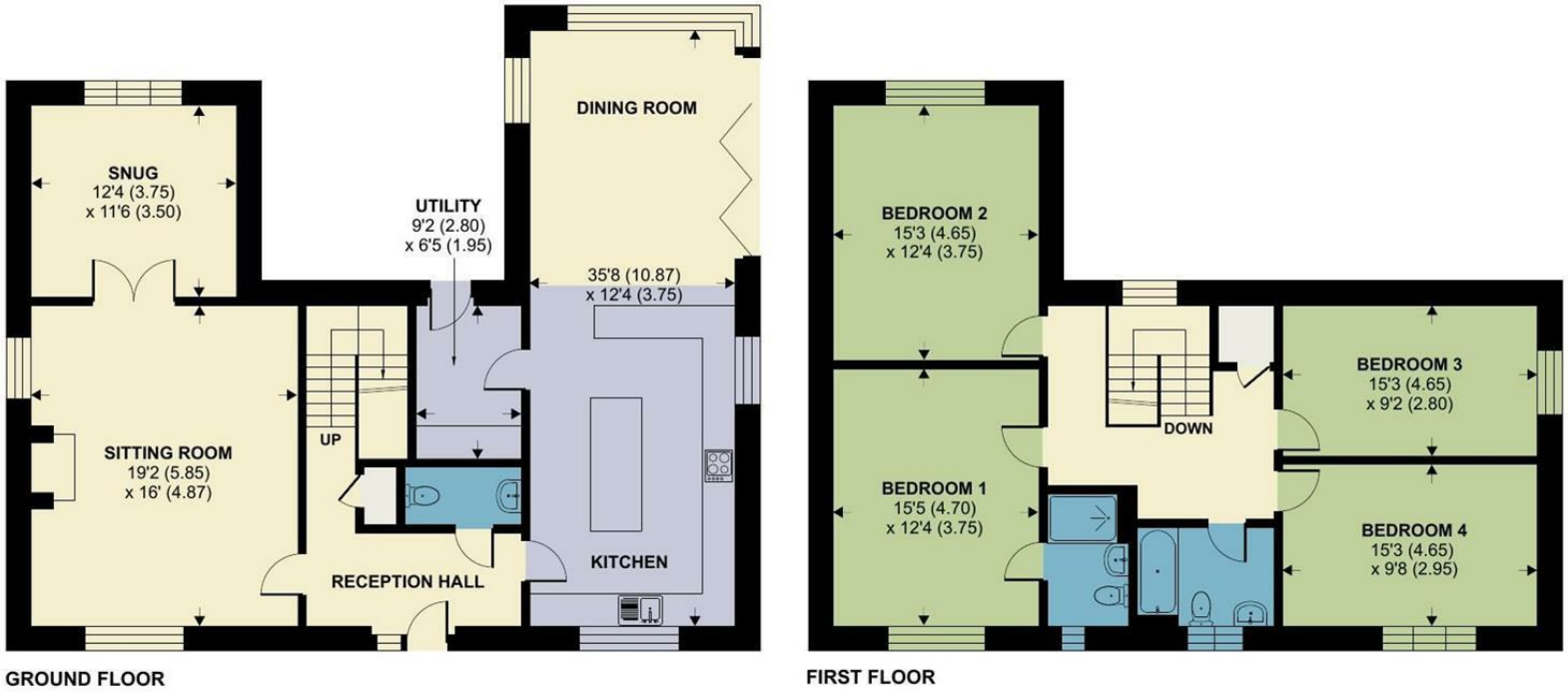




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Approximate Area = 2114 sq ft / 196.3 sq m

For identification only - Not to scale




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