



Camplins Orchard

Church Lane, Kingston St Mary, Taunton, Somerset, TA2 8HR

James
Gray

ESTATE AGENTS

A superbly refurbished and beautifully presented detached home of character, in well stocked south facing gardens, enjoying a delightful tucked away location, in the centre of this sought after Quantock Hills village



Key features

- Entrance porch and living/breakfast room
- 'Double' sitting room with feature fireplace
- Study
- Conservatory
- Kitchen and utility room
- Ground floor shower room
- 3 double bedrooms with built-in wardrobes
- Family bath/shower room and separate shower room
- Stunning and well stocked south facing gardens with views towards the village Church
- Sought after location close to village centre

Services

All mains connected. Gas fired central heating

EPC rating

Band D (57)

Council tax

Band F





The property

This stunning detached character cottage is presented in excellent order throughout with modern fixtures and fittings and stands in south facing gardens in the centre of this sought after village. It offers spacious accommodation with two well-proportioned reception rooms, a study and conservatory. The kitchen is well fitted with modern units and Neff appliances and has a lovely double aspect with a door opening to the garden. There is also a good-sized utility room with numerous built-in units and is very much a second kitchen. Built-in cupboard with hot water tank and gas-fired boiler. There is also a very useful ground floor shower room. On the first floor are 3 double bedrooms with the principal bedroom enjoying a triple aspect and an adjacent shower room. There is also a further family bath/shower, also enjoying a double aspect. The property is double glazed and has gas fired central heating.



Outside

The gardens are an undoubted feature of the property and have been well tended by the current owners. The garden is stocked with an abundance of specimen shrubs and trees, designed to provide colour and interest throughout the year. The gardens are fully enclosed by hedging and panelled fencing and accordingly enjoy a high level of privacy. Being south facing, they also benefit from all day sun. The gardens



are lawned and interspersed with flower and shrub borders and include a paved terrace, BBQ area, and raised vegetable beds. Greenhouse and shed. To the rear of the property is a further area of garden with numerous shrubs. The property is approached over a shared driveway, giving access to a five bar gate, opening onto a gravelled parking and turning area and giving access to the detached Single Garage (larger than average) with electric door and side pedestrian door. A pedestrian right of way for the owners affords a short cut to the village centre.

Situation

The property enjoys a delightful tucked away location, yet is conveniently situated in the centre of this Quantock Hills' village. Kingston St Mary is a particularly sought after village that provides a very active community with many clubs and organisations and amenities to include a primary school, pub, parish Church, village hall, playing field and garage. The village lies at the foot of the Quantock Hills which have been designated an area of outstanding natural beauty. Taunton the County town of Somerset, is about 3 miles to the south and here can be found, excellent shops, restaurants, County cricket ground and a mainline rail station with fast trains to Paddington, London in about 1 hour and 45 minutes. On the outskirts of the town can be found junction 25 of the M5 motorway.



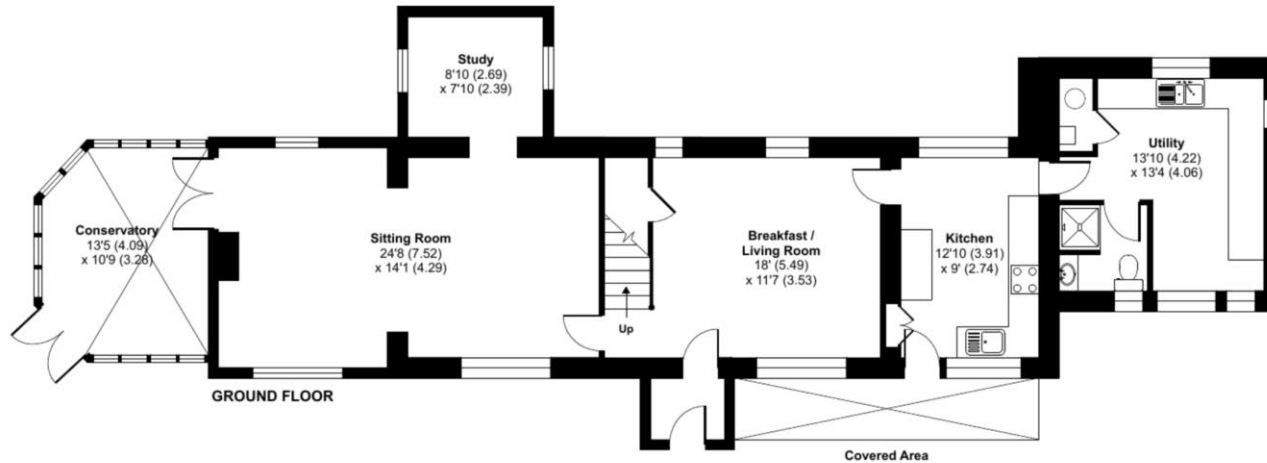
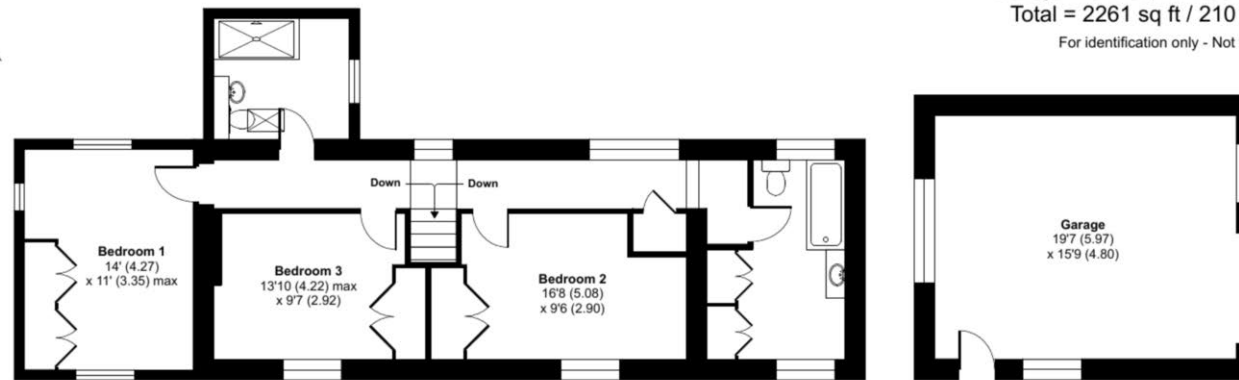
Camplins Orchard, Church Lane, Kingston St. Mary, Taunton, TA2

Approximate Area = 1950 sq ft / 181.1 sq m

Garage = 311 sq ft / 28.9 sq m

Total = 2261 sq ft / 210 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 2025. Produced for James Gray. REF: 1387802

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