STAGS

Brookside

Brookside

Sherford, Taunton, TA1 3QZ

Taunton Town Centre 1.4 miles

An impressive and versatile five/six bedroom detached family home in the sought-after Sherford area of Taunton occupying a generous plot backing onto open countryside

- Desirable location off Trull Road
- Large sitting room and family area
- Study/Bedroom 6
- Ample off road parking
- Council Tax band D
- Contemporary open-plan kitchen/dining room
- Five bedrooms, two bathrooms over two floors
- Garage/workshop with games room over
- Gardens overlooking open countryside
- Freehold

Guide Price £725,000

SITUATION

Bookside is situated off Trull Road in the popular Sherford area of Taunton and is perfectly situated within walking distance of Queens College and is within easy reach of Musgrove Park Hospital, Bridgwater and Taunton College, Castle School and Parkwood junior school. Taunton town centre with its large range of shopping, leisure and scholastic amenities is a short walk away. The County town of Taunton also offers access via junction 25 to the M5 motorway and has a mainline railway station. The house is very close to lots of lovely walks.

ACCOMMODATION

A welcoming entrance porch opens into an impressive reception hall, where a striking oak staircase with glazed balustrading creates an immediate sense of space and quality. At the heart of the home is a beautifully appointed open-plan kitchen and dining room, fitted with an extensive range of contemporary wall and base units together with integrated appliances including a dishwasher, washing machine, AEG double ovens, microwave and induction hob with extractor over. The kitchen and dining areas enjoy delightful views across the gardens and adjoining countryside, providing a wonderful backdrop for everyday family life.

Leading from the kitchen is a generously proportioned sitting room and family area, featuring a bespoke oak-framed media unit, gas fire and integrated ceiling-mounted hi-fi system, creating an ideal space for both relaxation and entertaining. The ground floor accommodation is further complemented by two double bedrooms, a stylish family bathroom and a substantial study, offering flexibility for those seeking home-working space.

On the first floor are three further well-presented double bedrooms and a family bathroom fitted with both a bath and separate shower. The principal bedroom is particularly impressive, benefiting from a dressing area, bespoke fitted storage, built-in wardrobe and far-reaching views over the surrounding countryside.

A notable feature of the property is the substantial studio situated above the attached double garage. Fully insulated and connected to the central heating system, with surround sound and large picture windows overlooking the gardens, the space offers excellent potential as additional accommodation, a home office, gym or entertainment room, subject to any necessary consents.

OUTSIDE

The south-facing rear garden enjoys an excellent degree of privacy and adjoins open countryside, with a charming brook forming part of the rear boundary. Predominantly laid to lawn, the garden also incorporates a raised decked terrace, sheltered entertaining area ideal for al fresco dining and a hot tub, together with a garden studio equipped with power, lighting, Wi-Fi and television connections.

The property is finished in a combination of render and natural timber cladding, complemented by controllable external downlighting creating an attractive evening setting. Additional outbuildings include a single garage with adjoining store room. To the front and side of the property is extensive driveway parking for up to ten vehicles. A recently constructed double garage, fitted with an electric roller door, is situated behind secure gates and provides excellent storage and workshop space.

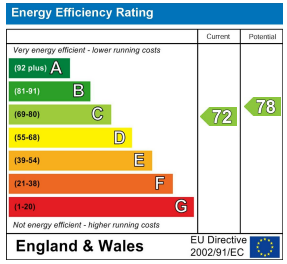
SERVICES

Mains drains, gas, electricity, water. Gas central heating - combi-boiler. Commercial grade wifi points throughout the property including all outbuildings. Ultrafast broadband connected. Mobile signal good outdoors, variable indoors (Ofcom). NB the agents have not inspected or tested the services.

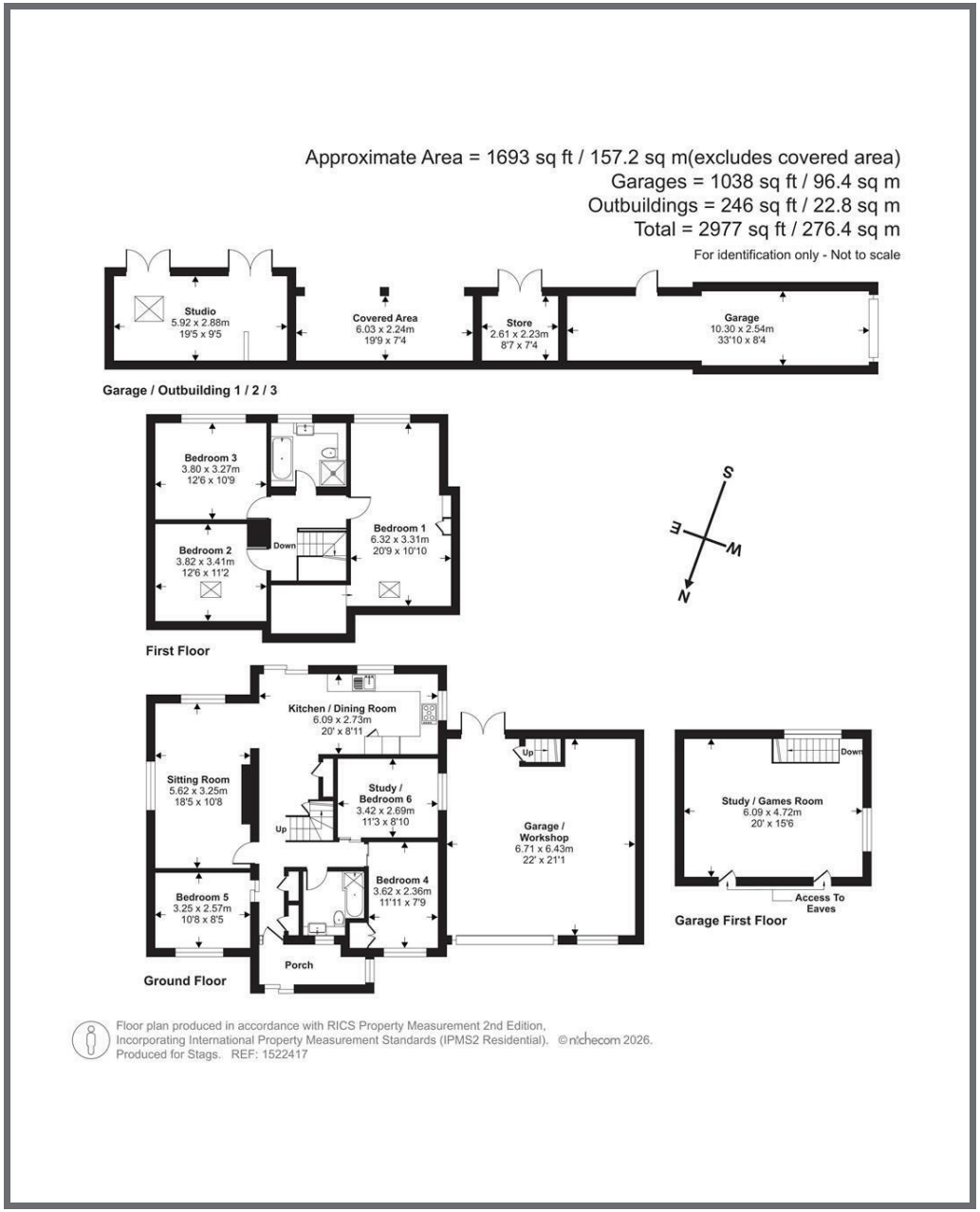
DIRECTIONS

What3Words: ///handed.themes.lime

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.



5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625