



Laurel Lodge



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Henlade, Taunton, TA3 5HX

Taunton Town Centre 3.5 miles

An impressive modern four bedroomed detached house with gardens backing onto open fields, gated driveway, parking and garage

- Beautifully presented modern house
- Open plan kitchen/dining room
- Enclosed west facing garden
- Gated driveway and garage
- Freehold
- Two reception rooms
- Four bedrooms, master en-suite
- Backing onto open fields
- Council Tax band E

Offers In Excess Of £550,000

SITUATION

The property is situated in the village of Henlade which lies astride the A358 Taunton to Ilminster road. Local facilities are available at Creech St Michael including primary schooling, convenience store and recreation ground whilst a regular bus service operates into the County Town of Taunton just a couple of miles away to the North. The M5 can be joined at Blackbrook junction 25 only half a mile away whilst the A358 gives easy access to the A303 at Ilminster.

DESCRIPTION

Laurel Lodge is an impressive modern detached house with mellow brick elevations under a pitch tiled roof. The house sits on a good sized plot with a gated driveway, brick paved parking and turning area, garage and west facing landscaped garden which backs onto open fields



ACCOMMODATION

The accommodation includes an entrance hallway with slate floor which leads through to a utility room and cloakroom. The sitting room centres upon an open fireplace with inset AGA multi-fuel stove, double aspect windows and oak flooring. The open plan kitchen/dining room again has oak flooring while the kitchen area is fitted with a range of Shaker style wall and base units with integrated appliances including wine fridge, oven, microwave, coffee machine and a range of work tops with 1.5 bowl sink unit, gas hob with extractor hood over, tiled floor and ceiling downlights and window to side. The dining area has double doors opening out onto the rear garden. There is a separate study with window to front, oak flooring and fitted cupboards.

On the first floor the master bedroom has dual aspect windows overlooking fields with an en-suite shower with washbasin and wc. The second bedroom also has an en-suite shower with washbasin and wc. There is a galleried landing and two further bedrooms and a fitted bathroom.

OUTSIDE

There is a gated private driveway which leads onto a brick paved parking and turning area and access to the detached garage which has an electrically operated roller door, fitted cupboards with sink. The rear garden is west facing, has been landscaped and incorporates a deep paved patio area with storage sheds to one side. The main area of garden is laid to lawn with gravel borders, and a mature tree in one corner, enclosed by wooden panel fencing.

SERVICES

Mains drains, electricity, water. LPG bottles for cooking. Oil fired central heating and wood burning stove. Solar panels benefitting from a feed-in tariff. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Leaving Taunton the A358 towards Ilminster, going through Henlade the property can be found on the left hand side behind a property called The Willows.



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.



Approximate Area = 1482 sq ft / 137.6 sq m
 Garage = 197 sq ft / 18.3 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Total = 1755 sq ft / 163 sq m
 For identification only - Not to scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	73
EU Directive 2002/91/EC			