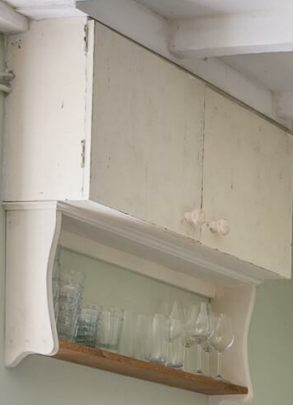




Beauchamp Cottage







Beauchamp Cottage

Hatch Beauchamp, Taunton, , TA3 6SG

Taunton 7 miles

A handsome and substantial village house which offers beautifully appointed, light and airy accommodation of immense charm and character in a sought after village location.

- Imposing period house
- Retaining many period features
- Kitchen and utility room
- Partially walled gardens
- Council Tax band G
- Central village location
- Three reception rooms
- Six bedrooms, main with en-suite
- Double garage and ample parking
- Freehold



Guide Price £800,000

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SITUATION

Beauchamp Cottage is situated in the centre of the highly popular village of Hatch Beauchamp. The village provides a thriving community with a hotel, public house, a Primary School, playing fields and a busy village hall. Taunton the County Town of Somerset is seven miles to the North West and has an excellent range of shopping, leisure, recreational and scholastic facilities. The property is well located with access to the A303, the M5 motorway at junction 25 and there is a mainline railway station at Taunton with direct railway links to London Paddington and the rest of the country. Taunton is also home to Somerset County Cricket and Taunton Racecourse.

DESCRIPTION

Beauchamp Cottage is a handsome and substantial village house which offers beautifully appointed accommodation of immense charm and character and is presented in excellent order throughout. It offers light and airy accommodation with the majority of the rooms enjoying views directly to the front garden. The house provides particularly spacious family sized accommodation arranged over three floors with six bedrooms, three reception rooms and a kitchen/breakfast room with utility. There are gardens to front & rear, double garage and ample parking.

ACCOMMODATION

The front door leads to an entrance hallway with downstairs cloakroom and coat cupboard. A further door leads through to a rear hall with stairs to first floor, door leading out to rear garden and doors to the reception rooms. The drawing room has a beamed ceiling and recessed arched display recesses on either side of the former chimney breast overlooking the garden with exposed wooden floor which extends through to the sitting room which is a wonderful light and airy room which has beamed ceilings, window to front and recessed alcoves on either side of the fireplace with inset woodburning stove. There is a separate study with a range of built in bookshelves, front aspect window. The kitchen is fitted with a range of free standing units, sink unit, fireplace with inset oil-fired AGA, window overlooking the garden, flagstone floor, beamed ceilings. There is a separate utility room with door to front, oil fired boiler, space for washing machine, dishwasher, separate dryer, fridge freezer and separate chest freezer.





On the first floor there is a galleried landing with stairs to second floor and doors off to the bedrooms. The principal bedroom has an en-suite and separate dressing area. There are three further bedrooms on the first floor all with wonderful views over the garden, some with built-in wardrobes, a bathroom and separate wc.

On the second floor there are two bedrooms in the attic space, both with exposed beams and wooden floors.

OUTSIDE

A five bar gate from the village lane opens on to a gravelled hardstanding and parking area with parking for a number of vehicles. There is a detached double garage with sliding double doors and pitched roof. The front garden is predominantly laid to lawn and is part walled with a number of specimen trees, shrubs and herbaceous planting and pond. There are two stone built storage sheds.

The rear garden is also laid to lawn with brick terrace along the back of the house and overlooks the neighbouring orchard which includes a number of ancient trees in a park-like setting.

SERVICES

Mains electricity, water. Private drainage. Oil fired central heating. EV charger in the garage. Superfast broadband available (Ofcom), mobile signal good outdoors, variable indoors with EE and 3 (Ofcom). Please note the agents have not inspected or tested the services.

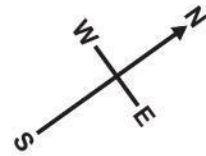
DIRECTIONS

Proceed out of Taunton on the A358 towards Ilminster. Take the left hand turn off the main road and proceed into the village of Hatch Beauchamp. Proceed past the Hatch Inn Pub and onto Village Road, where the property can be found on the right, just before Farthings Hotel and Restaurant.

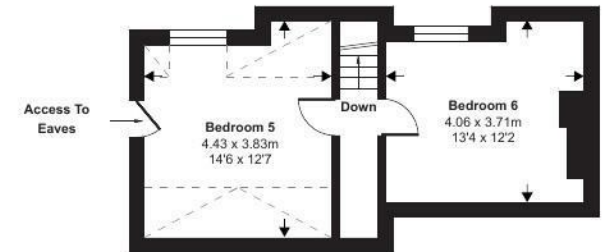


Approximate Area = 2584 sq ft / 240 sq m
 Limited Use Area (s) = 68 sq ft / 6.3 sq m
 Garage = 251 sq ft / 23.3 sq m
 Total = 2903 sq ft / 269.6 sq m

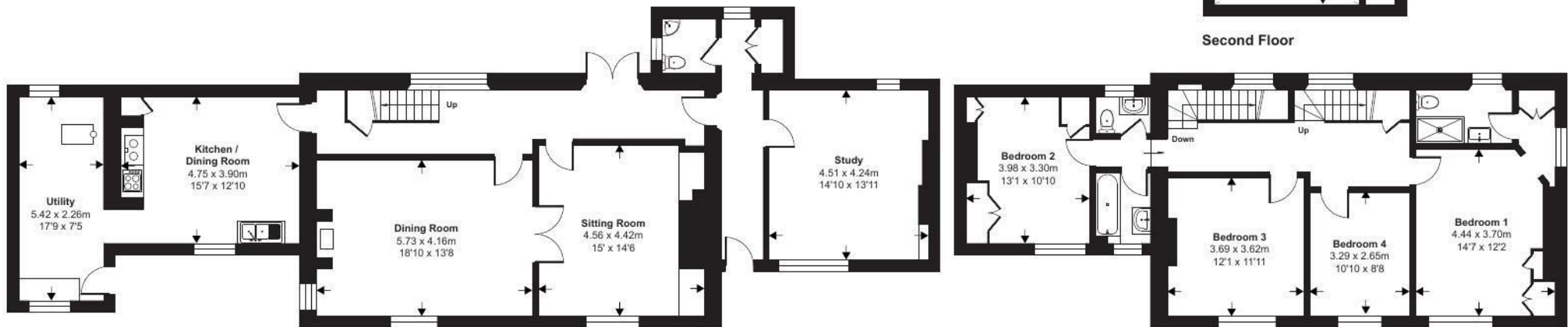
For identification only - Not to scale



Denotes restricted head height



Second Floor



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1434977



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			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



