

FOR SALE

Guide Price £650,000

Greenway,

TRG Lawrence & Son

Greenway

Crossways Farm is a rare and versatile detached chalet bungalow offering immense potential. Nestled within its own expansive grounds, this property is perfect for buyers seeking a rural lifestyle or a rewarding modernisation project. The property is offered with no onward chain.

Living Space: 3 bedrooms (including a loft bedroom)
Reception Rooms: Separate sitting room and family room
Kitchen: Generous kitchen/dining room ideal for entertaining
Bathrooms: Shower room, separate shower, and cloakroom
Heating: Oil central heating and mostly double-glazed windows
Parking: Ample off-road parking for multiple vehicles
Outbuildings: Substantial 35’ garage, workshop, and store

The property sits enveloped by its own private land, comprising a beautiful mix of gardens, mature woodland, and an orchard. Every angle of the plot enjoys sweeping, uninterrupted views of the idyllic Somerset countryside.

Situated on Greenway in Taunton (TA2 8LN), the home perfectly balances peaceful rural living with convenient access to local town amenities, transport links, and highly regarded schools.

The bungalow requires some updating throughout. This presents a fantastic blank canvas for buyers looking to remodel, extend (subject to planning permission), or create a bespoke country residence tailored to their exact tastes.













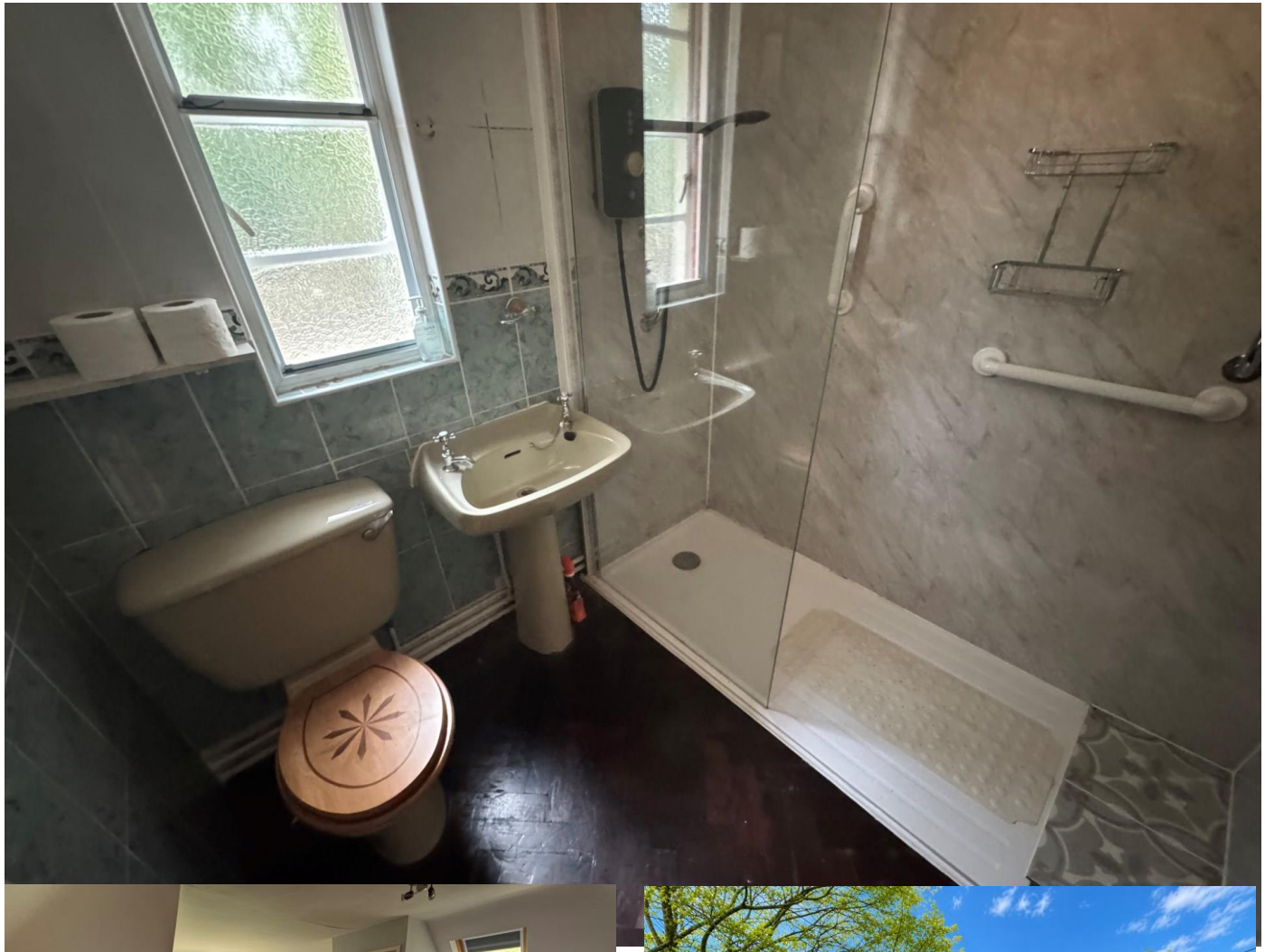
A rare opportunity to purchase this detached chalet bungalow sitting within its own grounds of c.in excess of 3.5 acres of garden, woodland and orchard, enjoying countryside views, offering 3 bedrooms 1 being in the loft, sitting room, kitchen/dining room, family room, shower room and a separate shower, a cloakroom, mostly double glazed, oil central heating, ample parking and a 35’ garage/workshop/store, the property is available with no onward chain and is in need of some updating.

Accommodation
Front door opening to:-

Entrance Hall
With a feature wooden floor, 2 radiators, 2 ceiling lights, doors to:-

Cloakroom
With a window to the rear aspect, wash hand basin, low-level WC, a continuation of the feature wooden floor, radiator, ceiling light.

Separate Shower Room
With a window to the rear aspect, a continuation of the feature wooden floor, all walls benefiting from being fully tiled, fully tiled shower cubicle, extractor fan, ceiling light.













Sitting Room
c.19’ x 15’11 (5.79m x 4.85m)
With double glazed windows to both side and front aspects, 2 radiators, stairs to the loft bedroom, a feature fireplace with decorative surround and hearth extending to display shelving, picture rail, ceiling light.

Family Room
c.16’9 max x 14’ (5.10m x 4.26m)
With double glazed windows to both side and rear aspects, double glazed patio doors to the rear aspect, 3 radiators, feature tiled floor, television point, 4 wall lights, open archway through to:-

Kitchen/Dining Room
c.13’10 x 12’10 (4.21m x 3.91m)
With a double glazed window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1 & ¼ bowl single drainer stainless steel sink unit with mixer tap, tiling to splash prone areas, continuation of the feature tiled floor, space and plumbing for a washing machine, space and point for an electric cooker with extractor cooker hood over, radiator, ceiling light.

Bedroom 1
c.15’6 max x 14’ (4.72m x 4.26m)
With double glazed windows to the front and side aspects, a continuation of the feature wooden floor, 2 radiators, a ranger built-in wardrobes and storage cupboards, ceiling light.

Bedroom 2
c.13’ x 10’11 (3.96m x 3.32m)
With a double glazed window to the side







aspect, radiator, built-in wardrobes, ceiling light.

Family Shower Room
With a window to the rear aspect, a continuation of the feature wooden floor, a suite comprising of a double shower cubicle, pedestal wash hand basin, low-level WC, all walls benefiting from being fully tiled, radiator, ceiling light.

Bedroom 3/Loft Room
With a double glazed window to the side elevation, double glazed Velux window to the front elevation, under eves storage cupboards, radiator, ceiling light.

Outside
The property is approached via its own private driveway bordered by and large variety of mature trees, shrubs and flowers, the driveway extends surround to the front of the property also giving access to a large outbuilding c.35’10 x 18’9 (10.92m x 5.71m) suitable for a garage/workshop/store with further storage at the end of the building, the grounds extend all around the property in excess of approximately in excess of 3.5 acres, boasting a small wooded area with a generously proportioned grass area, and orchard housing a large variety of trees, consisting of various fruit trees and numerous acer trees shrubs, flowers and shrubs, patio and pond, the land also offers 2 timber outbuildings and a block and wood stable block. The orchard has its own 5 bar access gate and is sold with overage provision, meaning:-

An Overage Provision for a period of 10 years from the date of completion of the sale of the property will be included in the Transfer to the buyer. Should the buyer obtain planning permission for residential development in respect of the orchard land within 10 years of the date of completion, the seller will be entitled to 10% of the increased market value of the property as determined by an independent surveyor.

Council Tax Band: - F

Construction: - Brick under a tiled roof with most windows being double glazed.

Utilities: - Mains electric and water, private drainage and oil fired heating.

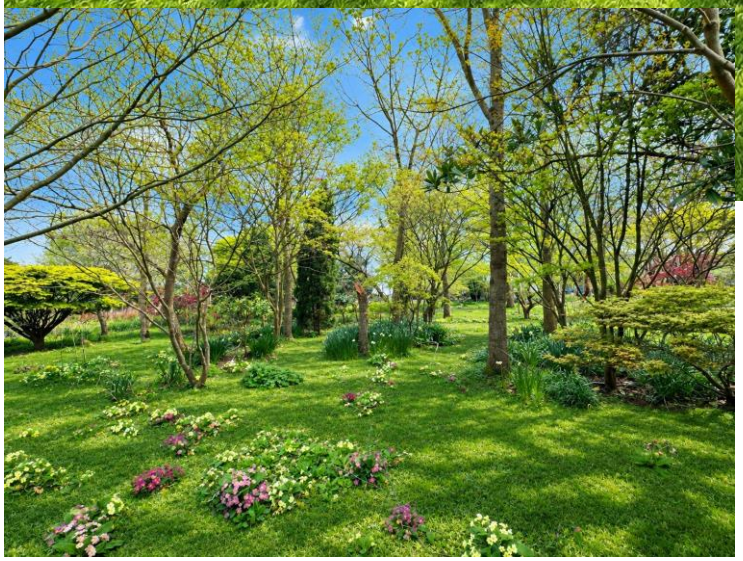
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - West Monkton Cof E.

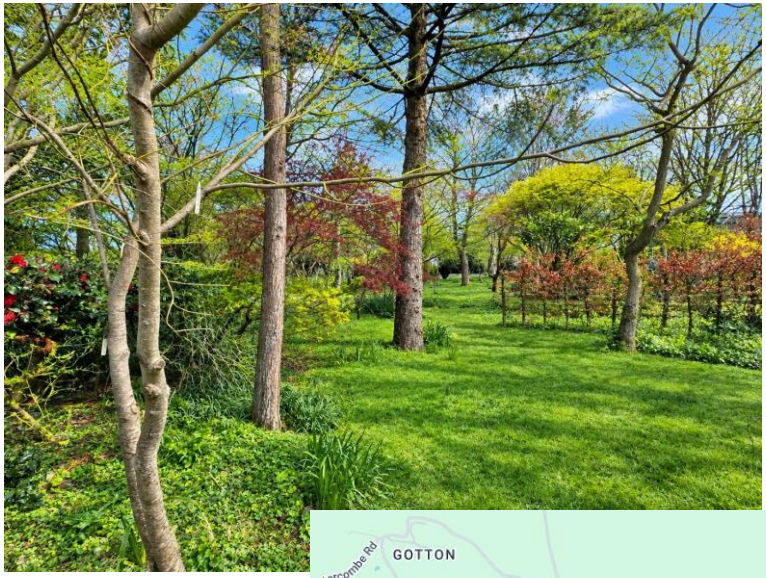
Secondary School Catchment :- Heathfield School.

Note :- Skies and grass enhanced by AI.

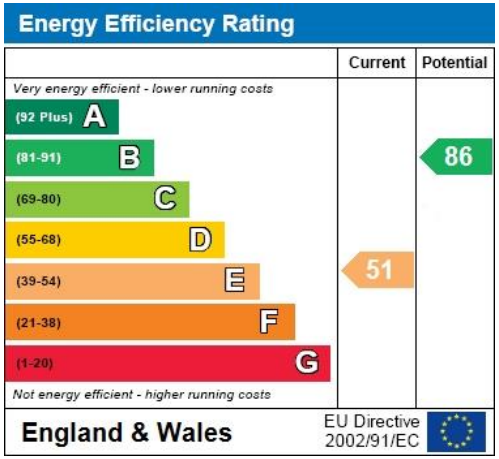












Directions

Head out of Taunton along Priorswood Road, go straight over the roundabout and the next one heading for Monkton Heathfield, turn left signed for West Monkton and continue pass the Public House on your right, turn left into Meadway and continue into Greenway, follow the lane and at the next sharp left there is a turning straight in front of you, take that turning and the property is the next on the right hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OFTHEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Greenway, Monkton Heathfield



Ground Floor



Room In Roof

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am – 4.00pm

TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

TRG Lawrence & Son