



Stag Lodge



STAGS

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Combe Florey, Taunton, TA4 3HZ

Taunton 6 Miles, Exeter 37 Miles, Bristol 55 Miles

A welcoming and well-presented four-bedroom detached home, offering flexible living space, private gardens, a garage, and plenty of parking

- Detached house
- Two reception rooms
- Three ground floor bedrooms, one en-suite
- First floor double bedroom with en-suite
- Council Tax Band F
- Modern shaker-style kitchen/dining room
- Separate utility room
- Family bathroom
- Gardens, parking and garage
- Freehold

Guide Price £375,000

SITUATION

Combe Florey is a small picturesque village situated 6 miles north west of Taunton and is very close to The Quantocks Hills and the West Somerset Steam Railway. The village has The Farmers Arms public house, a village hall and Grade II listed church of St Peter & St Paul which has 13th century origins. The Quantock Hills, an Area of Outstanding Natural Beauty, provides a number of opportunities for recreational activities such as walking, riding, shooting and fishing. Exmoor National Park is a short drive away.

There are a number of excellent golf courses nearby and in addition to this, for train lovers, there is a West Somerset Steam Railway whose track runs along to the rear of the property. Taunton, the County Town is 6 miles away and is home to Somerset Cricket and a number of further recreational facilities as well as a mainline railway station. There is no shortage of outstanding schools in the area and the M5 motorway junction 25 is 8.5 miles to the east.

DESCRIPTION

Stag Lodge is an attractive and well-presented four-bedroom detached house set in the charming hamlet of Combe Florey. Built in 2002/3, this home combines modern comfort with countryside charm, offering generous living space, ample parking, a large garage and garden.



ACCOMMODATION

To the right hand side of the entrance hall is a convenient study which is perfect for home working. The hallway then leads to the living room, which has a fireplace with wood burning stove, is dual aspect, and located to the front, and the kitchen/dining room to the rear. The kitchen has a range of fitted Shaker style units with an induction hob and extractor hood over and double oven and leads through to the dining area which has double sliding doors to the rear. There is also potential to create an open-plan kitchen/living space by opening up to the adjoining living room. Leading off from the kitchen is the utility room with plumbing and space for washing machine with fitted units, central heating boiler and door to the rear.

Off the hallway is a useful storage cupboard for coats and shoes and an airing cupboard.

To the ground floor the generous master bedroom has fitted wardrobes and an en-suite shower room with washbasin and wc. There are a further two bedrooms and a family bathroom with bath, washbasin and wc.

Stairs lead up from the hallway to a fourth double bedroom which is a very generous size and has an en-suite bathroom.

OUTSIDE

To the front the property is approached over a gravelled driveway with parking for several cars and access to the single garage. There are areas of lawn, paving and shrub planting. There is access all the way around the property with paved pathways and a rear terrace.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Leaving Taunton on the A358 towards Minehead continue past Bishop's Lydeard and ignoring the signs on the left to Combe Florey continue for a short distance before turning left signposted to The Farmer's Arms pub just before the railway bridge and the property can be found on the right hand side identifiable by a Stags For Sale board.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 175.6 sq m / 1891 sq ft



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