



Camplins Orchard

Church Lane, Kingston St Mary, Taunton, Somerset, TA2 8HR

James
Gray

ESTATE AGENTS

A superbly refurbished and beautifully presented detached home of character, in well stocked south facing gardens, enjoying a delightful private location, in the centre of this sought after village 3 miles from Taunton



Key features

- Well proportioned reception rooms with southerly aspect
- 3 double bedrooms, all with built-in wardrobes and excellent storage
- Stunning gardens surround the property affording high levels of privacy
- Good security including alarms, cameras and lights
- Large driveway with ample parking and large garage with electrically operated door
- Sought after Quantock Hills village 3 miles from Taunton
- No onward chain

Services

All mains connected. Gas fired central heating

EPC rating

Band D (57)

Council tax

Band F





The property

This stunning detached home of character is presented in excellent order throughout with modern fixtures and fittings and stands in south facing gardens in the centre of this sought after village. It offers spacious accommodation with two well-proportioned reception rooms, a study and conservatory. The kitchen is well fitted with modern units and Neff appliances and has a lovely double aspect with a door opening to the garden. There is also a good-sized utility room with numerous built-in units and is very much a second kitchen. Built-in cupboard with hot water tank and gas-fired boiler. There is also a very useful ground floor shower room. On the first floor are 3 double bedrooms with the principal bedroom enjoying a triple aspect and an adjacent shower room. There is also a further family bath/shower, also enjoying a double aspect. The property is double glazed and has gas fired central heating.

Outside

The property is approached over a shared driveway, giving access to a five bar gate opening onto a gravelled parking and turning area and leading onto the detached single garage (larger than normal) with electric door and side pedestrian door. The property is surrounded by the garden



which has been well cared for by the current owners. Nature is encouraged and the South facing layout allows for the specimen trees, shrubs and plants to flourish and be enjoyed both from within the house and from being outside in the garden. There is a large BBQ area, raised vegetable beds, greenhouse and garden shed. To the rear of the property is a pedestrian right of way for the owners use to access the centre of the village

Situation

The property enjoys a delightful tucked away location, yet is conveniently situated in the centre of this Quantock Hills' village. Kingston St Mary is a particularly sought after village that provides a very active community with many clubs and organisations and amenities to include a primary school, pub, parish Church, village hall, playing field and garage. The village lies at the foot of the Quantock Hills which have been designated an area of outstanding natural beauty. Taunton the County town of Somerset, is about 3 miles to the south and here can be found, excellent shops, restaurants, County cricket ground and a mainline rail station with fast trains to Paddington, London in about 1 hour and 45 minutes. On the outskirts of the town can be found junction 25 of the M5 motorway.





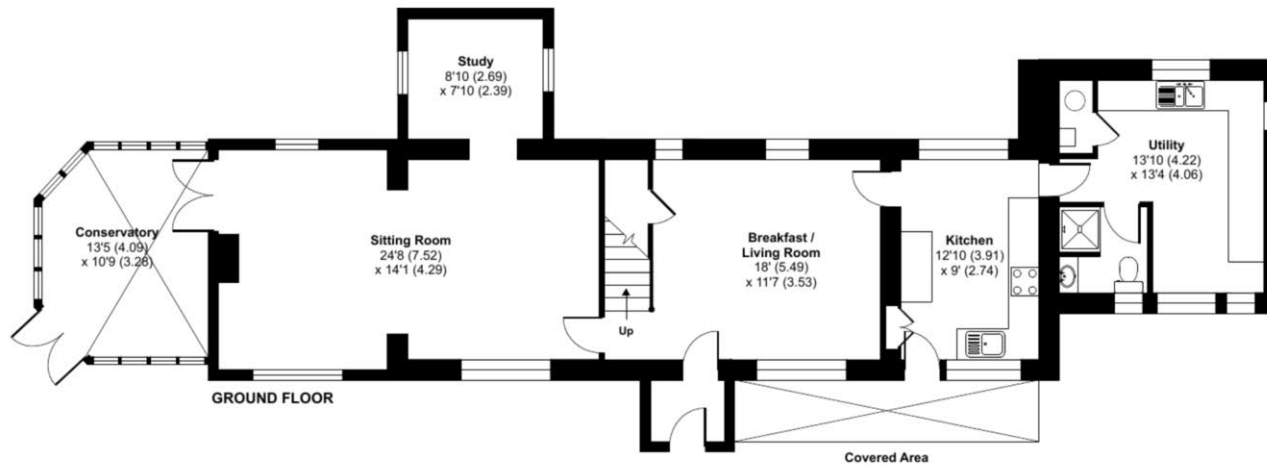
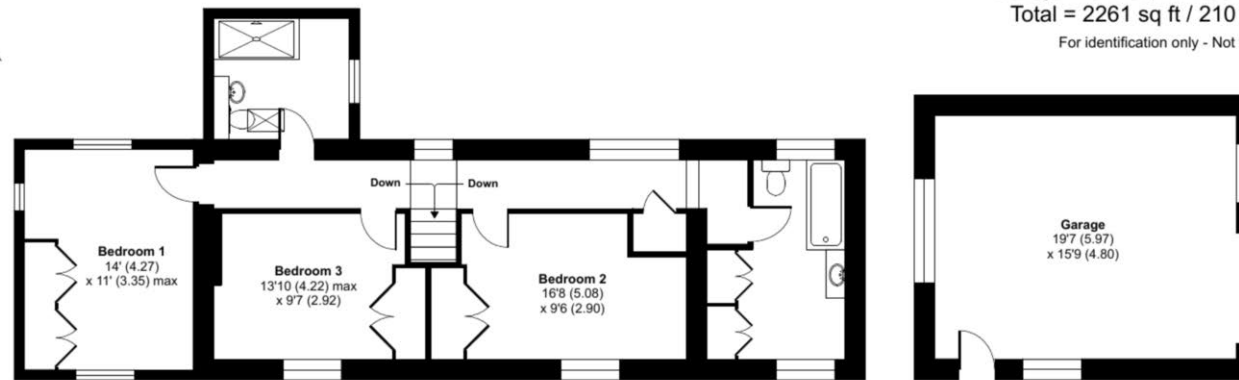
Camplins Orchard, Church Lane, Kingston St. Mary, Taunton, TA2

Approximate Area = 1950 sq ft / 181.1 sq m

Garage = 311 sq ft / 28.9 sq m

Total = 2261 sq ft / 210 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Gray. REF: 1387802

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

ESTATE AGENTS