

gth



CHEDDON FITZPAINE, TAUNTON, SOMERSET

The Wagon House, Gotton

Cheddon Fitzpaine, Taunton, TA2 8LL

A stunning four bedroom detached barn conversion finished to a high standard with fantastic views in a popular village location.

Guide Price £685,000

DESCRIPTION

The Wagon House is a beautifully presented four bedroom detached barn conversion which was converted in 2019 to an exceptional standard. The property in brief comprises a spacious entrance hall which has space to put a desk, a built-in cupboard suitable for hanging coats and storing shoes and exposed stone on the walls. The kitchen/diner is a great space and perfect for entertaining. It benefits from matching wall and base units, a central island with granite work tops and a ceramic sink, a two hob green Aga cooker, space for a tall fridge/freezer and a dishwasher. The kitchen/diner has large French doors which lead to the outside



patio area making the two well connected. Further glass doors lead through to the lounge which again is a good size with a log burner and further doors then lead out into a covered courtyard area. The covered courtyard is a fantastic spot for all year round entertaining with a log burner for the colder months. It also has a built-in pizza oven and further doors leading outside. Also to the ground floor is a study/home office which could be used as a playroom/children's den. Bedroom four is located on the ground floor which has doors out onto a small walled court yard area. Also located on the ground floor is a shower room and a utility room which has built in cupboards, plumbing for a washing machine or space for a tumble dryer, a sink, and the boiler is also housed here. To the first floor is the master bedroom which has an en-suite shower room, exposed beams and double opening doors with glass screen with far reaching views over Taunton and the Blackdown hills. Also to the first floor are two further bedrooms which are served by the family bathroom. The

property boasts a wealth of character features such as exposed beams and stone work. The property benefits from double glazed windows and is warmed by oil fired central heating. The kitchen/diner, lounge, hall and study all benefit from underfloor heating.

SITUATION

Gotton is a small hamlet lying at the foot of the Quantock range of hills which are designated as an Area of Outstanding Natural Beauty. Nearby villages of Cheddon Fitzpaine and West Monkton are regarded as some of the most favoured in the Taunton Vale District and there are numerous foot and bridle paths within easy reach, giving easy access to this attractive countryside. Primary schooling is available at Cheddon Fitzpaine, Kingston St Mary and Monkton Heathfield. Secondary schooling is available at the latter. Taunton, the County town, lies some three miles away to the southeast where

a wide range of shopping, recreational and scholastic facilities will be found including three noted independent schools, the Somerset College of Arts & Technology and Richard Huish Sixth Form College. Taunton enjoys excellent communication links with the rest of the UK with fast rail service to London Paddington and M5 interchange (Junction 25). The property itself enjoys a somewhat elevated situation with far reaching views to the south over the Vale and to the Blackdown Hills in the distance.

OUTSIDE

The property is approached off the country lane onto a wooden gated driveway which provides plenty of off road parking. There are two carports and a garden shed useful for storage. The gardens are mostly laid to lawn and are enclosed by fencing. There is a patio area at the front of the barn which has doors leading to the kitchen,



this is the perfect spot for outdoor furniture and alfresco dining, with far reaching views. There is also another garden shed which is useful for storage.

SERVICES

Mains water and electric, drainage to a shared private treatment plant located in the garden. Oil fired central heating. Telephone connection subject to any BT regulations.

OUTGOINGS

Somerset West and Taunton Tax Band E

DIRECTIONS

On first approach the easiest route is to proceed east from Taunton to the village of Monkton Heathfield turning left almost opposite the village hall as signposted to Cheddon Fitzpaine (Greenway). Following this road for about ½ a mile bear left at the sharp bend and after a further ¼ of a mile turn right as signposted to Gotton. Follow this road for about a ¼ of a mile and the entrance to the property will be seen marked on the right hand side. Turn here and the property will be found at the far end on the left hand side.

WHAT.3.WORDS

For the exact location download the app and enter;
sparrows.defended.slows



Viewing

Strictly by appointment with the agents.

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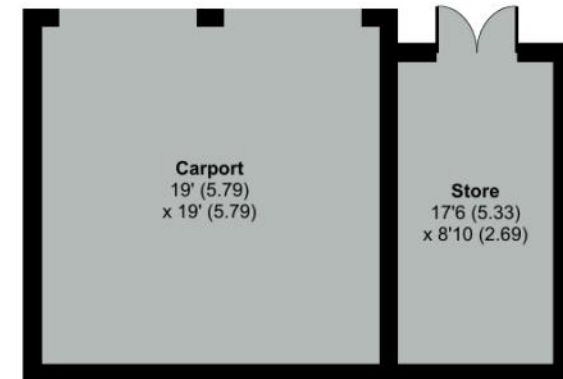
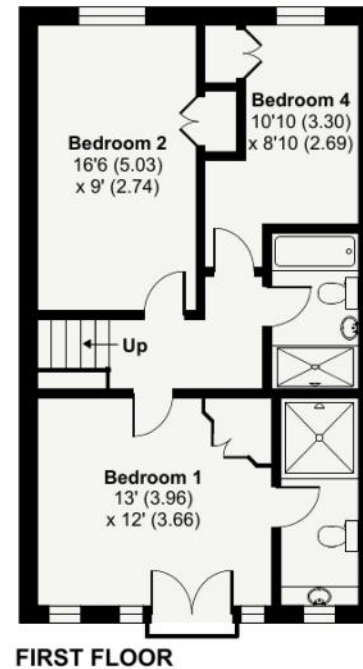
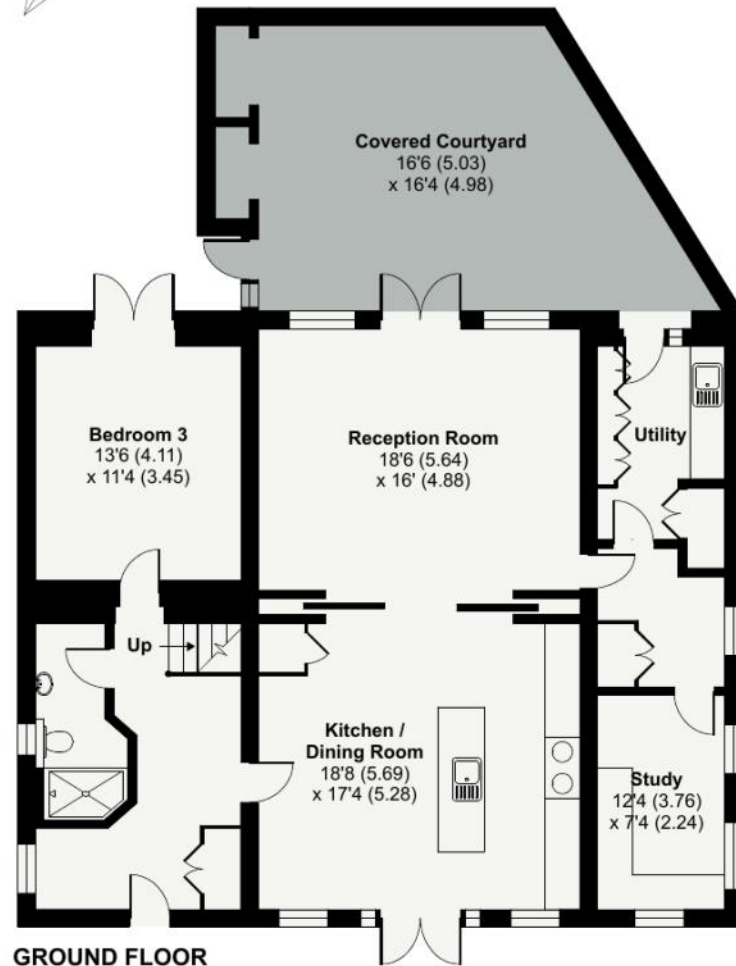
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Approximate Area = 2347 sq ft / 218 sq m (excludes carport)

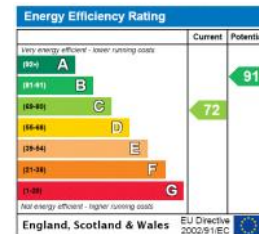
Outbuilding = 157 sq ft / 14.5 sq m

Total = 2504 sq ft / 232.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Greenslade Taylor Hunt. REF: 767040



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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