



Gotton Lodge



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Cheddon Fitzpaine, Taunton, Somerset, TA2 8LL

Taunton Town Centre 4 miles, train station 3.5 miles

A superbly refurbished former lodge house situated in a lovely semi-rural position with landscaped gardens and workshop located on the edge of Hestercombe Gardens

- Pretty former lodge house
- Two reception rooms
- Three bedrooms and bathroom
- Parking and workshop
- Council Tax band E
- Beautifully renovated
- Kitchen, rear hall and bathroom
- Wonderful semi-rural position
- Stunning views
- Freehold

Guide Price £575,000

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, Bridgwater and Taunton College 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.



DESCRIPTION

This charming detached former lodge house has been subject to a wonderful restoration by the current owners. The refurbishment has been sympathetic and includes period features as well as modern conveniences including double glazing and fitted solar panels. The house is situated in a quiet location being one of only three properties at the end of a no-through road which adjoins Hestercombe Gardens.

ACCOMMODATION

The accommodation includes a reception hallway with turning staircase to the first floor. The sitting room centres upon an open fireplace with inset woodburning stove and dual aspect windows. There is a dining room with dual aspect windows opening through to the kitchen which is fitted with a range of Shaker style wall and base units, oven with extractor hood over, plumbing and space for dishwasher. A rear hallway leads to a ground floor bathroom, with panelled bath with electric shower, washbasin and wc, and door to outside.

On the first floor there are three bedrooms, the master bedroom having a period fireplace, a range of built-in cupboards and window seat taking advantage of the wonderful views over The Vale of Taunton. There are two further bedrooms and a newly fitted shower room with enclosed tiled shower cubicle, washbasin with cupboard under and wc.

OUTSIDE

The front gardens have been landscaped and are enclosed by picket fencing with double gates leading onto a brick paved parking area with access via an archway through to the side garden. The gardens include a brick paved pathway which surround the property with the garden predominantly laid to lawn. The rear garden includes a workshop, further timber and brick store and gardens predominantly laid to lawn with brick pathway and deep planted herbaceous borders.

SERVICES

Mains electricity, water. Private drainage. Oil fired central heating and hot water. Solar panels. Ultrafast broadband available (Ofcom), Mobile signal likely available indoors with O2 and outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton take East Street leading onto East Reach and at the traffic lights at the end, bare left into Victoria Park. At the roundabout take the second exit continuing over the O Bridge Viaduct. At the next roundabout take the third exit onto Priorswood Road and towards Monkton Heathfeild. Continue to the next roundabout taking the second exit, following the road into Monkton Heathfeild. Upon entering the village proceed up the hill and take the next left into Greenway. Proceed to the top of Greenway bearing left and go down the hill and at the grass triangle turn right. Proceed up this lane to the end and turn left and the entrance to the lane and the property can be found immediately on the right.



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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		48
England & Wales		EU Directive 2002/91/EC

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