



Oakridge



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Nynehead, Wellington, Somerset TA21 0BZ

Taunton 6 miles : Wellington 3 miles : Exeter 30 miles

An exciting quality development of a modern detached property with rural views

- Quality Modern Home
- 4/5 Bedrooms
- Custom Built Kitchen
- Quiet Rural Location
- Council Tax Band E
- Highly Energy Efficient
- Home Office
- Beautiful Rural Views
- Freehold

Guide Price £1,250,000

SITUATION

Wellington, within easy reach of the property, offers an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Coop, sport and leisure facilities and a selection of schools, both primary and secondary.

Oakridge is nestled on the edge of Nynehead and is well situated for all transport links with access to the M5 motorway only 2.8 miles away at Junction 26 and Taunton within 5 miles with its main line railway station linking to London Paddington in less than 2 hours. The surrounding countryside has many public footpaths and bridleways, along with part of the Grand Western Canal for walks through woodland and open countryside. The Blackdown, Brendon and Quantock hills are also within easy reach.

DESCRIPTION

An exciting opportunity to acquire this modern, high quality, energy efficient property in a rural location. Sitting room and snug with kitchen/dining room. The high end custom built kitchen from Mayflower Kitchens will include a large island unit with seating, access through to the garden via sliding doors. There is a cloakroom with low level WC and wash hand basin. Stairs rising to the first floor with the Master bedroom suite boasting sliding doors to the balcony with views across the countryside with a dressing room leading into the en-suite. The further 3 bedrooms all have en-suite facilities with high quality sanitary ware. Study/Bedroom 5. Garden office.



FEATURES

Aluminium windows and Grade A Siberian larch cladding for the first floor and Garden Office.

Air Source Heat Pump: Daiken 18KW HHT3 High temp outdoor unit
Daiken 16 HHT3 Indoor unit

PV Solar System: 18 X 380 Watt JA Solar Panels. 1 X 6KW Growatt Hybrid Inverter. 1 X 6.5 Growatt Battery Storage.

Double glazing throughout

OUTSIDE

The property sits in a slightly elevated position with views. There will be a driveway with parking and a lawned area enclosed by fencing and hedging with mature trees.

AGENTS NOTE

Whilst the property is currently available to purchase off plan we highly recommend calling us to arrange a site walk to give you a better understanding of the beautiful setting. Purchasers should also be aware that the images are computer generated. Floorplans are from the planning portal which are subject to change. Dimensions and specifications are preliminary and subject to change. The internal features and specification may be changed during construction and final finishes could vary. Buyers may have the opportunity to have an input on various parts of the finish dependent on stage of build. Please call us to avoid disappointment

SERVICES

Mains water and electricity. Private drainage system. Heating provided by a Air Source Heat Pump. 5 kW Photovoltaic Solar Panels.

VIEWINGS

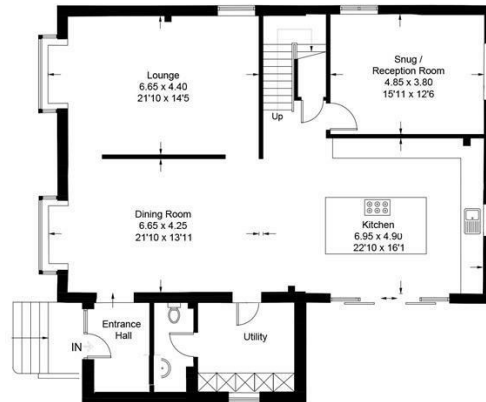
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From our office in the High Street proceed in the Taunton direction and at the second roundabout take the first exit left following the signs to Nynehead. Continue along this road for approx. 1 mile passing under the railway bridge. At the 'triangle' take the right hand fork and continue up the slight hill through the Hollow and into Nynehead village. Pass the village hall on your right hand side take the second right signposted East Nynehead. Follow this lane into the hamlet, and the Oakridge will be seen on the right hand.



Approximate Gross Internal Area = 268.5 sq m / 2890 sq ft
 Garden Office = 25.1 sq m / 270 sq ft
 Total = 293.6 sq m / 3160 sq ft



Ground Floor



First Floor

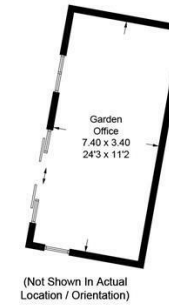


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID813117)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(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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