

PETER RADICE

COUNTRY PROPERTIES

Country and Equestrian Property Specialists • Chartered Surveyors and Estate Agents

GREENACRES, HENLADE, TAUNTON



Price Guide: £ 415,000

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GREENACRES

STOKE HILL, HENLADE, TAUNTON TA3 5NB

Taunton 5 miles, M5 (J25) 3 miles

A COUNTRY BUNGALOW AND Paddock BEAUTIFULLY SITUATED AT THE FOOT OF STOKE HILL

- Most attractive rural setting
- Beautiful views across parkland
- Secluded position
- Valuable paddock
- Spacious timber bungalow
- Well presented accommodation
- Double glazed and oil central heating
- **ABOUT 2 ¾ ACRES IN ALL**



Although Greenacres benefits from a rural location, it is also easily accessible to Taunton with its comprehensive range of facilities and to the retail park beside the motorway junction which includes a Sainsburys and is about 3 miles away.

The property comprises a detached cedarwood clad timber framed bungalow which is thought to have been built originally in the 1960's. Many improvements have been carried out in recent years and it now provides spacious and attractive accommodation with large windows which take full advantage of the views.

The entrance hall is unusually spacious and the L-shaped kitchen/family room is a very large

room being over 26ft long. It is well fitted out and has a Rayburn cooker which provides hot water for central heating and domestic purposes.

The living room is another good sized room and has a fireplace and a pair of doors opening out onto the garden. The principal bedroom has an en-suite shower room and both this room and the main bathroom are stylishly fitted. All the bedrooms are double sized and have built-in wardrobes. UPVC double glazed windows and external doors are fitted and there is an oil-fired central heating system.

There is a pretty front garden with a hedge along the boundary and with a lawn, well stocked flower beds, spring bulbs and trees. The driveway from the country lane runs alongside the front garden and

continues through a pair of timber gates to a parking area beside the bungalow and the double garage. There is also a very useful large timber shed and both these buildings are connected to electricity. The large garden behind the bungalow comprises a further lawn with shrubs along one boundary and a few trees, including a chestnut tree.

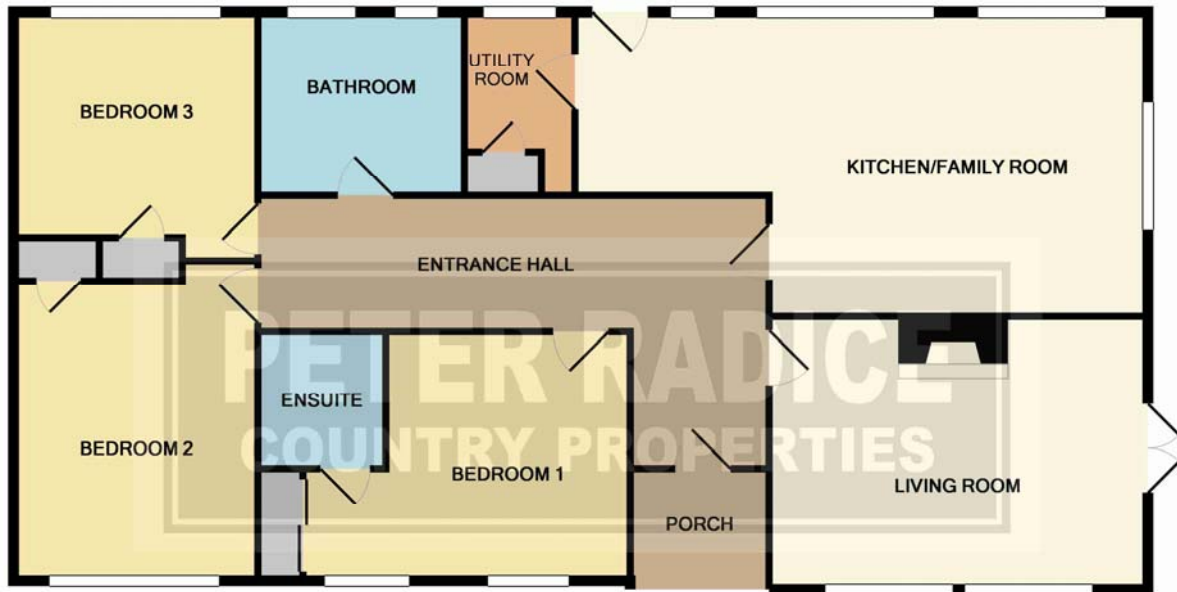
Post and rail fencing separates the garden from the level paddock which provides useful grazing for a horse or other livestock. It enjoys extensive road frontage and has a separate gate from the road. (The radio masts will be removed by the vendors).

Directions:

From Junction 25 of the M5 take the A358 towards Langport and Yeovil. In Henlade turn right at the crossroads into Stoke Road. At the T-junction turn left into Greenway Lane. Take the first turning right into Stoke Hill and Greenacres is the first property on the left hand side.

Viewing:

By appointment with the agents at Taunton (01823) 602985.



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Floor plans for illustrative purposes only – not to scale

Entrance Porch

Entrance Hall

Living Room

17'1" x 12'4" max

Kitchen/Family Room L-shaped

26'4" max and 17'2" x 13'9" and 8'2" max

Utility Room

5'11" max x 5' max

Bedroom 1

14'9" max x 11'3"

En-suite Shower Room

Bedroom 2

13'4" x 10'10" plus area by door

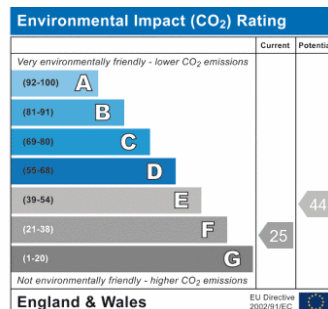
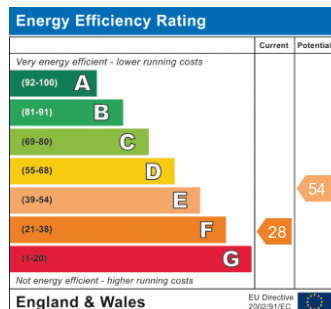
Bedroom 3

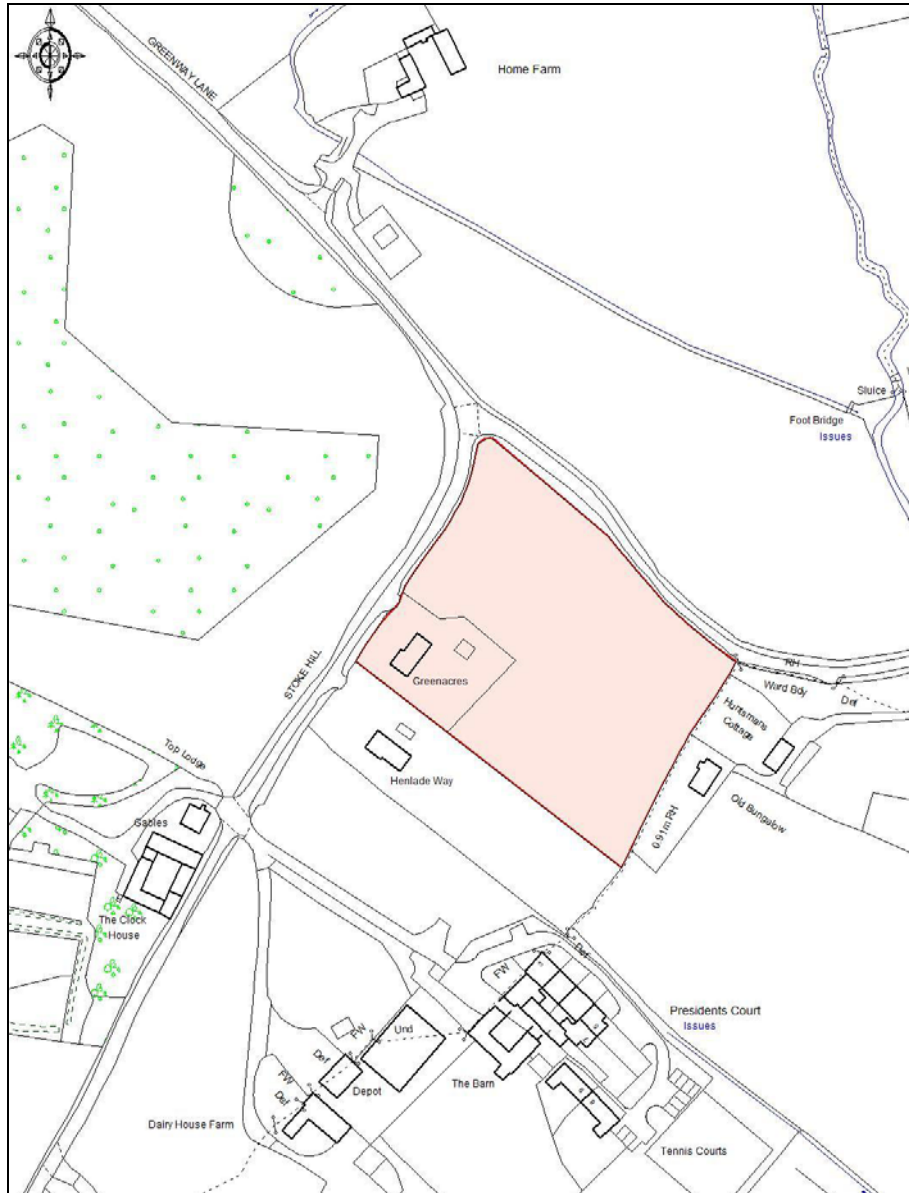
10'10" x 9'3" plus area by door

Bathroom

9'4" max x 7' max

Double Garage 18' x 18', Timber Shed 19'8" x 11'11"





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