



Brantwood

Kingston St Mary, Taunton, Somerset, TA2 8HU

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ESTATE AGENTS

A south facing detached house with substantial outbuildings, offering flexible, light and airy accommodation and occupying a stunning setting in grounds of about 0.85 acres in the centre of this sought after Quantock Hills village

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Key features

- Individual detached 4 bedroom family home
- Beautifully presented accommodation
- Substantial outbuildings including garaging, stables and workshop/hobbies room
- Stunning well stocked south facing gardens of about 0.85 acres
- Central village location close to the Church
- Sought after Quantock hills village

Services

All mains services connected. Gas central heating

EPC rating

Band D (68)

Council tax

Band G





The property

Brantwood is a light and airy family home with large open plan kitchen/family room with lovely southerly views over the garden. The sitting room has an open fireplace and in addition there is a garden room, study and ground floor bedroom with en suite shower room. On the first floor are 3 further bedrooms, one en suite and a further family bathroom.

Outside

The main garden enjoys a wonderful southerly aspect and is stocked with a large number of mature shrubs and plants. A part covered terrace provides an attractive sitting/dining out area. There are a number of outbuildings including a double garage, stables, hobbies room/workshop with adjacent garden store.



Situation

Kingston St Mary is one of the most sought after villages close to Taunton, offering an active community with many local clubs and organisations and amenities to include a highly regarded primary school, pub, village



hall, playing field, church and garage.
Kingston St Mary is a conservation village and is set on the lower slopes of the Quantock hills, which have been designated an Area of Outstanding Natural Beauty and they provide miles of footpaths and bridleways, ideal for those with walking and riding interests. Indeed, there are many footpaths leading directly from the village. Please note that a permissive footpath crosses the driveway.





Lodes Lane, Kingston St. Mary, Taunton, TA2

Approximate Area = 2779 sq ft / 258.2 sq m
 Outbuilding = 527 sq ft / 49 sq m
 Garage = 409 sq ft / 38 sq m
 Total = 3715 sq ft / 345.1 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). © nlchecon 2022. Produced for James Gray. REF: 921783

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