



## Brantwood

Lodes Lane, Kingston St. Mary, Taunton, Somerset, TA2 8HU

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ESTATE AGENTS



A south facing detached house, with one bedroom bungalow annexe and substantial outbuildings, offering flexible accommodation and ideal for the multi-generational family, occupying a stunning setting in grounds of about 1.25 acres in the centre of this sought after Quantock Hills village



### Key features

- Individual detached 4 bedroom house
- Detached 1 bedroom bungalow
- Substantial outbuildings including garaging, stables and workshop/hobbies room
- Beautiful gardens with southerly aspect
- In all about 1.25 acres
- Stunning setting close to the village Church
- Sought after Quantock hills village location

### Services

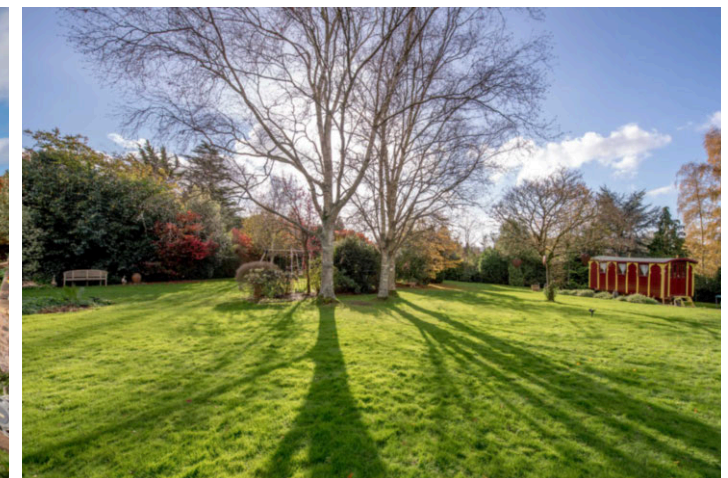
All mains services connected. Gas central heating

### EPC Rating

Brantwood D (68) Annexe C (76)

### Council Tax

Brantwood G







## The Property

Ideal for the multi-generational family or for those looking for a home with an income, Brantwood comprises a detached 4 bedroom house with separate one bedroom bungalow annexe. 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.

## The Bungalow

This provides an open plan living/dining room with kitchen off. The bedroom has an en suite shower room and there is a further cloakroom.

## Gardens and grounds

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. To the side of the property is a







productive vegetable garden area. The bungalow has its own enclosed area of garden.

### The outbuildings

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.









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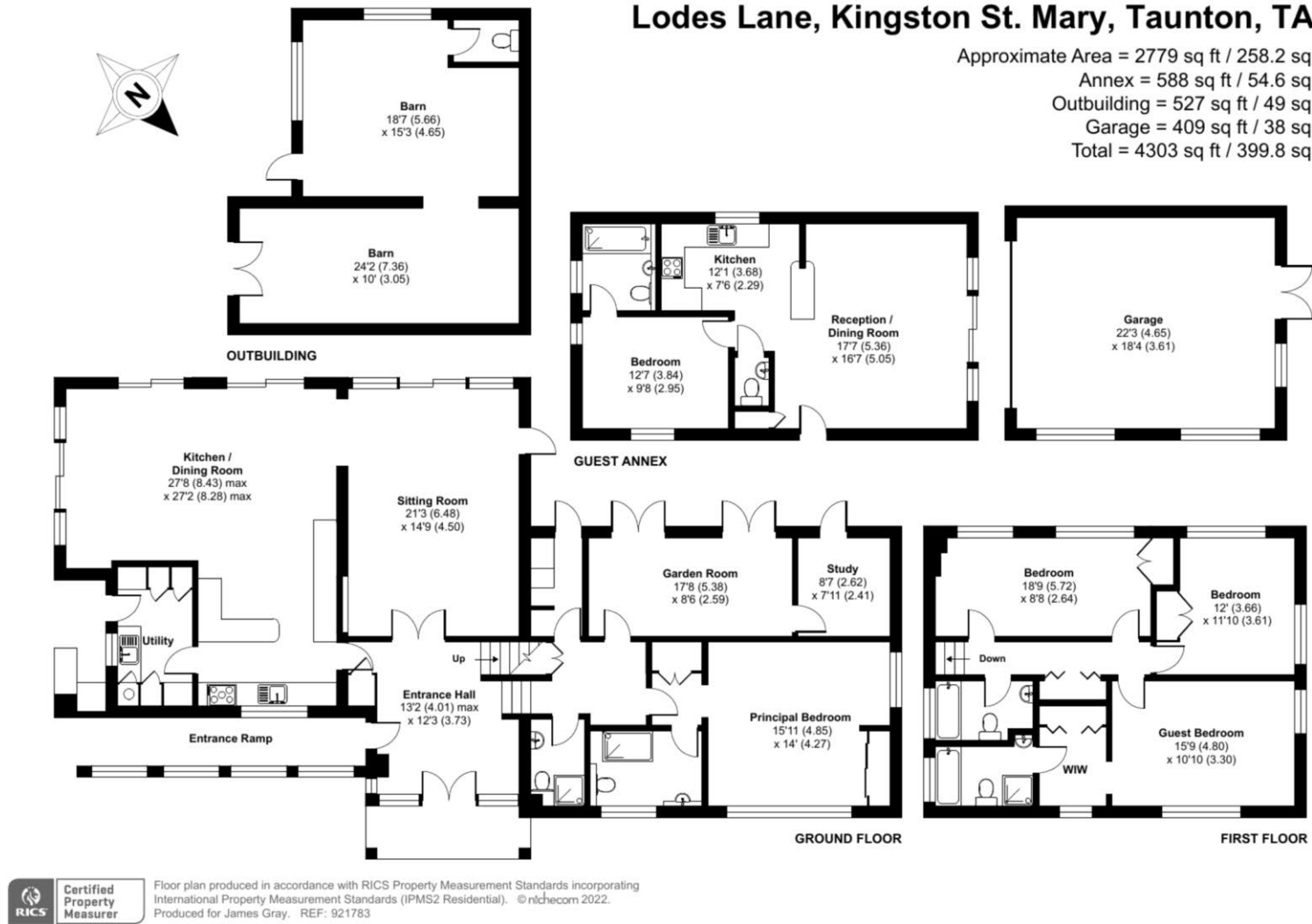
Approximate Area = 2779 sq ft / 258.2 sq m

Annex = 588 sq ft / 54.6 sq m

Outbuilding = 527 sq ft / 49 sq m

Garage = 409 sq ft / 38 sq m

Total = 4303 sq ft / 399.8 sq m



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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