

AISHOLT

gth

SOMERSET





Parish Lodge, Aisholt, Bridgwater, Somerset, TA5 1AW

Taunton Town 9.2 miles; m5 Junction 25, 10.7 miles;



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245 Sqm

A beautifully presented country property set in the idyllic and tranquil location of the Quantock Hills.

Freehold Guide Price £950,000

SITUATION

This fantastic period property is set within the tranquil Quantock Hills, the first Area of Outstanding Natural Beauty in the country. Positioned at the end of its own private driveway the house nestles in its own oasis surrounded by mature woodland enjoying complete privacy and seclusion with no near neighbours. Located on the edge of Aisholt, a small hamlet of mainly period properties which benefits from a village hall and parish church. The nearby village of Spaxton lies within a couple of miles, hosting basic amenities and with Nether Stowey approximately 3.5 miles further afield offering a much wider range of shops and facilities. The County Town of Taunton can be found approximately 7 miles to the south, hosting a comprehensive range of retail, scholastic and leisure facilities. Motorway access can be gained to the south at Taunton (Junction 25) and to the north at Bridgwater (Junction 23). A main line rail link is also present with a direct line to London Paddington. The Quantock Hills are renowned for its footpaths and bridleways where far reaching views can be enjoyed over the vale of Taunton and towards The Brendon and the Blackdown Hills in the distance.

DESCRIPTION

This unique property has been immaculately maintained and renovated to provide a superb family home. The accommodation benefits from an air exchange system, oil fired central heating, double glazing and a range of high quality internal fixtures and fittings with all the joinery being handmade by the current owner.



Arranged over two floors the house comprises a covered porch which leads to an entrance hall with wood panelling and oak floor. To the right takes you through to an office/snug with log burning stove with bespoke shelving to either side together with fitted oak cupboards and book shelves. Continuing on from the entrance hall is the sitting room with multiple windows flooding the internal space with natural light and log burner stove, again with fitted book shelves and further storage. To the rear of the house is the kitchen with a range of handmade fitted cabinets containing a number of integral appliances, central island unit and French doors lead out an outside seating area. The room opens up into a dual aspect seating area taking full advantage of views of the garden. In addition is a laundry room, separate boot room with a hot and cold dog shower and a downstairs cloakroom. Upstairs are four double bedrooms three of which have en-suites with the en-suite in the main bedroom having both a bath and a separate shower as well as a hand wash basin and a low level W.C. The Landing is a particular feature of the property with a superb glazed atrium allowing natural light to fill the inside space. A family bathroom serves the remaining bedroom. The property benefit from underfloor heating throughout the ground floor.

OUTSIDE

The property is approached over a long private drive which leads to a gravelled car parking and turning area. Landscaped gardens surround the property and a fabulous veranda wraps round two sides offering a perfect sitting area in the summer months to take full advantage of the peace and tranquillity. A partly walled vegetable and fruit garden lie adjacent to the house with wood store, oak clad potting shed and an attached green house together with numerous raised beds. A sun terrace adjoins kitchen, perfect for alfresco dining and summer entertaining. In addition is a small paddock and in total the gardens and grounds extend to just over an acre.

To fully appreciate the setting, and high quality finish of this superb country residence a viewing is highly recommended.

SERVICE & OUTGOINGS

Mains water and electric, drainage to a private system and oil fired central heating. Underfloor heating throughout the ground floor.

Council Tax: *Somerset Council—Band F.*

DIRECTIONS

What3words:///strike.chainsaw.airtime

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest



available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, and THREE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

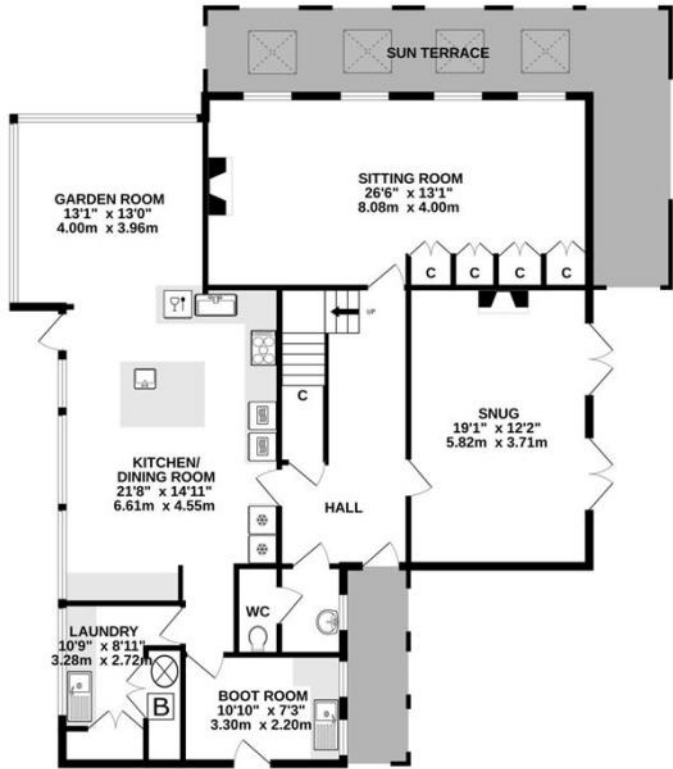
Email: residential.taunton@gth.net

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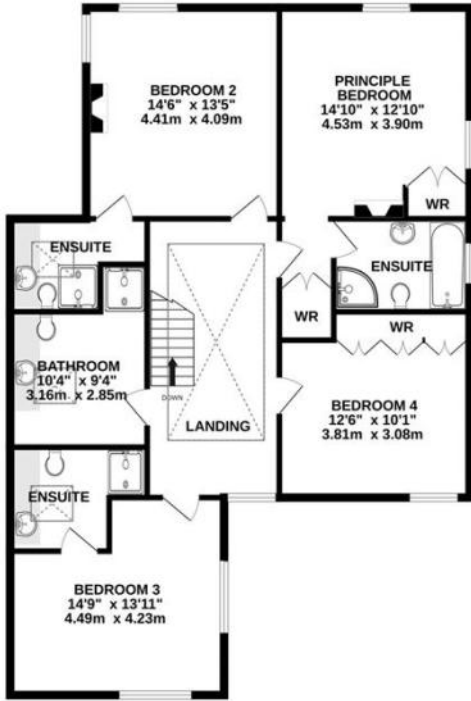
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PARISH LODGE

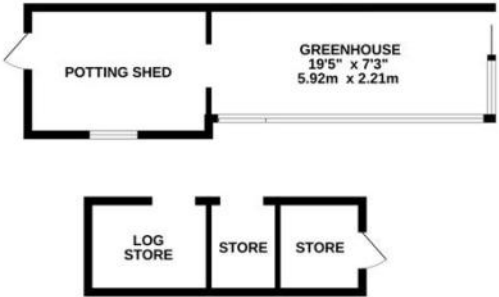
GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



1ST FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



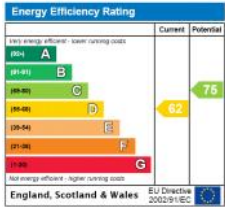
OUTBUILDINGS
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 3013 sq.ft. (280.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

