

BLAGDON HILL

gth

TAUNTON





Pixie Lawn, Blagdon Hill Taunton, Somerset, TA3 7SF

Taunton Town 4.2 miles; M5 Junction 25, 6.8 miles

 2
  4
  3
  157 Sqm

Rare opportunity to acquire detached exceptional spacious family home built to exacting standards. In the centre of the sought after village of Blagdon Hill. Being sold with no onward chain, viewing highly recommended.

Freehold Guide Price £785,000

DESCRIPTION

Pixie Lawn has been painstakingly rebuilt from its former roadside position and transformed from two farm derelict cottages, Pixie Lawn and Shangri-La, into one exceptional family home by a highly respected local builder, for his own occupation. No expense has been spared and has been thoughtfully designed throughout with quality and character features. The property showcases an array of bespoke fittings and handcrafted details, seamlessly blending period charm with modern comforts to offer a truly luxurious lifestyle opportunity.

The spacious accommodation includes four generous double bedrooms, served by three beautifully appointed bath and shower rooms. On the ground floor, three elegantly unique reception rooms provide versatile and inviting living spaces, ideal for both family life and entertaining.

Ideally situated at the gateway to the Blackdown Hills, Blagdon Hill enjoys a picturesque setting on the edge of the National Landscape. Despite its rural appeal, Taunton is just four miles away, while the village itself offers a welcoming community with a traditional public house, village hall and excellent educational facilities catering for all ages close at hand.

OUTSIDE

The property is approached from the road via a pretty, mature front

garden enclosed with a beautiful stone dwarf wall. The steps lead to an attractive oak storm porch leading to the impressive wooden front door. The block paved driveway gives access to a large garage/workshop. The rear garden which is also fully enclosed, is thoughtfully landscaped with an array of areas to enjoy, showcasing mature flowers, shrubs, plants and trees creating a quiet oasis away from the main village. The large patio area immediately outside the property, is an ideal spot for alfresco entertaining. The property is being sold with no onward chain and viewing is highly recommended.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax: *Somerset Council—Band D.*

SITUATION

The property is located within this much favoured village of Blagdon Hill which is situated on the southern edge of the town at the foot of the Blackdown Hills which are part of the National Landscape. The village provides amenities which include a public house, recreation cricket ground and tennis court. Primary schooling can be found close by at the village of Trull along with a well subscribed village school, post office and village stores. Taunton is easily accessible being just over 4 miles away providing it's extensive range of shopping, great school, including Castle and Bishop Foxes plus other educational establishments, sporting and cultural facilities along with access to the M5 motorway and a main line intercity rail link.

DIRECTIONS: What3words:///feasted.mergers.deaf

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 80 Mbps, highest available upload speed 20 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. 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/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

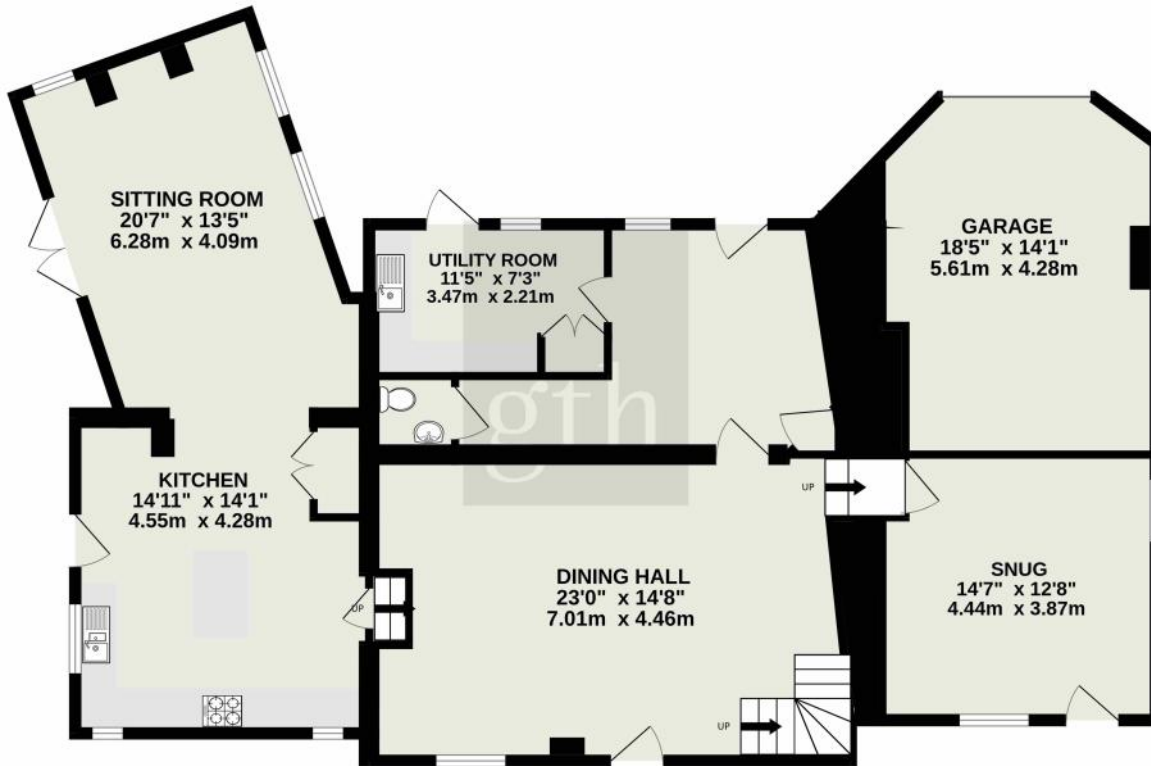
9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: residential.taunton@gth.net

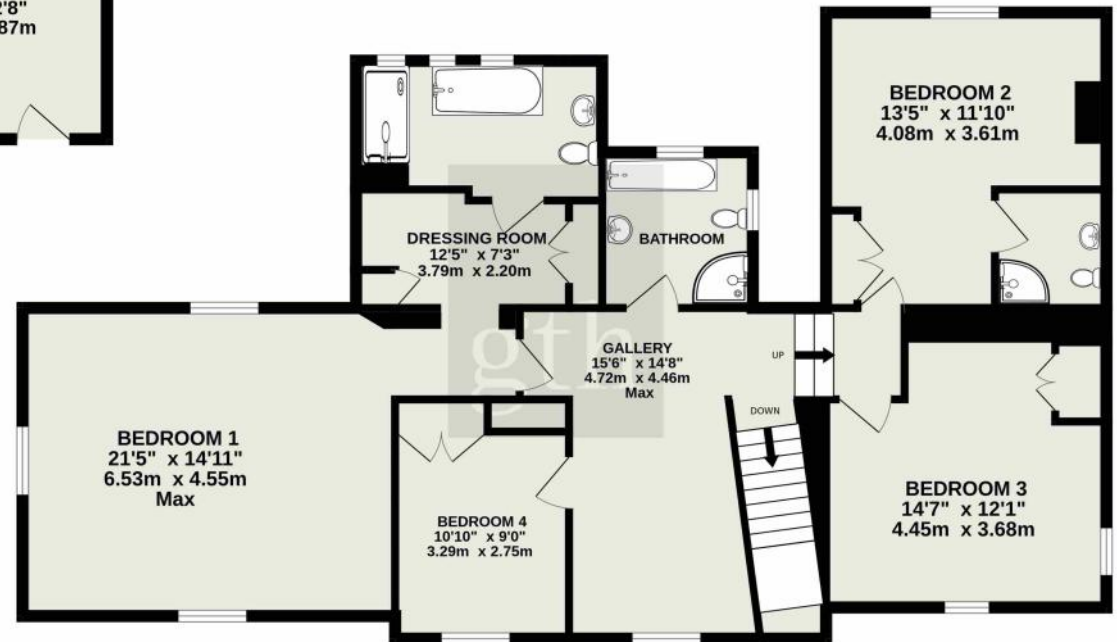
Tel: 01823 277121 | Ref: TAU230177

GREENSLADE TAYLOR HUNT
www.gth.net

GROUND FLOOR
1374 sq.ft. (127.6 sq.m.) approx.



1ST FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

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.

gth

