



Cricklade Blagdon Hill, Taunton TA3 7SN

robert
cooney



Cricklade is a stunning 4 bedroomed individually designed property of almost 2,500 sq ft located in what is arguably one of the most unique positions in the Vale with unsurpassed views to the East and in superb landscaped gardens of over half an acre.





Features

- Entrance porch
- Living room with woodburner
- Kitchen with Rangemaster
- Dining room with French doors to garden
- Hall with French doors to garden
- Utility room
- Office with storage cupboard and French doors to garden
- Rear hall
- 3 bedrooms, bedrooms 2 and 3 with fitted wardrobes
- Bathroom
- Family bathroom with separate shower
- Master bedroom suite with fitted wardrobes, dressing room and ensuite bathroom
- Landscaped gardens of over half an acre
- Double garage and driveway parking
- Oil fired central heating
- Double glazing
- Castle School catchment
- Council tax band G
- What3words location: steam.overhead.retaliat







Cricklade enjoys a stunning elevated location with some of the most extensive views in the area across the vale and towards the Mendips in the distance.

The highly favoured village of Blagdon Hill, is situated in the Blackdown Hills designated an Area of Outstanding Natural Beauty and providing miles of footpaths and bridleways.

The village provides good local amenities, including a public house, village playing field and Green and garage. The villages of Trull and Staplehay are approximately 3 miles distant with a shop, post office and delicatessen.

Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station and M5 Motorway interchange.



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Approximate Area = 2424 sq ft / 225 sq m (excludes garage)

For identification only - Not to scale

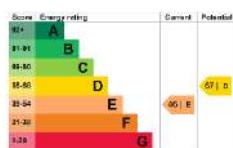


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2021.
Produced for Robert Cooney. REF: 708972

Directions:

Leave Taunton in a southerly direction heading towards Trull and Blagdon Hill. Continue through Trull and into Blagdon Hill. Continue past the Lamb & Flag public house on your left hand side and climb the hill and continue around the sharp left hair-pin bend. The property will be seen after about 100 yards on the right.



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.



Viewing strictly through the selling agents:

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