



25 Lethbridge Park Bishops Lydeard, Taunton TA4 3QU

robert
cooney

An immaculately presented 5 bedroomed detached executive style house extending in all to 3,200 sq.ft. providing flexible accommodation including triple garage on the edge of this exclusive parkland development with extensive views over adjacent open countryside and within easy reach of Bishops Lydeard and the Quantock Hills. The property is approached via a sweeping tree lined drive and benefits from 4 reception rooms and large established gardens extending to 0.21 Acre.

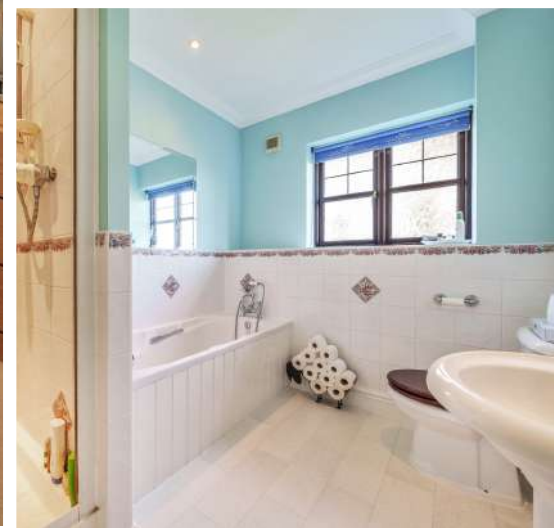




Features

- ❑ Entrance Hall
- ❑ Living Room with woodburner
- ❑ Dining Room / Office
- ❑ Fitted Kitchen / Breakfast Room with full height integrated fridge, freezer and larder cupboard, 2 Neff slide/hide ovens and French doors to garden
- ❑ Utility Room with door to garden
- ❑ Sitting Room with French doors to garden
- ❑ Study / Gym with French doors to garden
- ❑ Cloakroom
- ❑ Master Bedroom Suite with fitted wardrobes, dressing area and Ensuite Bathroom with separate shower
- ❑ Bedroom 2 with fitted wardrobe and Ensuite Shower Room
- ❑ 3 Further Bedrooms, Bedrooms 3 and 4 with fitted wardrobes
- ❑ Family Bathroom with separate shower
- ❑ Large established gardens extending to 0.21 Acre with views over open countryside towards Quantock Hills and a view of the West Somerset Railway trains
- ❑ Triple Garage with ample driveway parking
- ❑ Gas fired central heating
- ❑ Double glazing
- ❑ Fibre broadband
- ❑ Kingsmead School catchment
- ❑ Management charge £640 pa for upkeep of estate amenity land and tree maintenance
- ❑ Council tax band G
- ❑ What3words:
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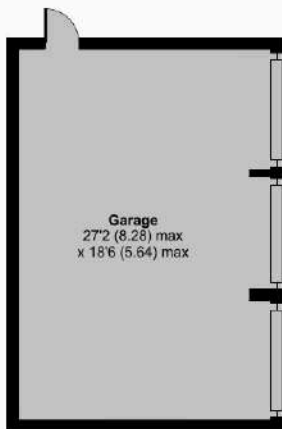
The Lethbridge Park estate is approached via its own tree-lined drive. The houses on the estate are surrounded by parkland which also has recreational footpaths away from the road.

The popular village of Bishops Lydeard is nearby and can be accessed by 3 different footpath routes from Lethbridge Park. The village has a wide range of amenities including Church, school, library, health centre, pubs and shops and is approximately 6.6 miles to the centre of Taunton.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton provides excellent travel links including efficient train lines to London Paddington (fastest train about 1 hour 40 minutes), Bristol (fastest train about 30 minutes) and Exeter (fastest train about 30 minutes) and easy access to the M5 motorway at Junction 25.





GARAGE

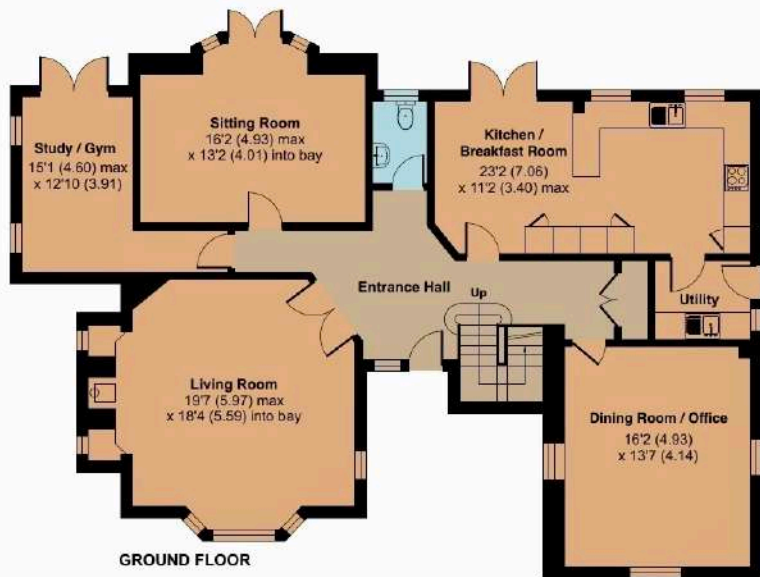
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Approximate Area = 2699 sq ft / 250.7 sq m

Garage = 502 sq ft / 46.6 sq m

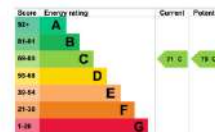
Total = 3201 sq ft / 297.3 sq m

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). © nichecom 2023. Produced for Robert Cooney. REF: 1041180



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