

Vicarage Road

Woolavington, TA7 8DX

COOPER
AND
TANNER



Asking Price Of £500,000 Freehold

A totally individual and contemporary barn style home, recently completed to an exceptional standard. Now offering beautifully light, well-designed and energy efficient accommodation, complimented by fabulous landscaped gardens with a variety of outbuildings. Convenient village location just 10 minutes from the M5.

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ACCOMMODATION:

The property is accessed from its front elevation, where the main entrance opens into the heart of the impressive open-plan living accommodation. Attractive tiled floors continue from here through all the communal areas and bathrooms, with underfloor heating throughout. Buyers seeking a modern living arrangement will love the sense of space offered by the vaulted ceiling and abundance of natural light through the many windows and skylights. There is ample room for loosely defined areas to relax, dine and cook and entertain. The kitchen itself comprises of a range of stylish wall and base cabinetry, including a contrasting centre island and wood effect worktops. Integral appliances include twin eye-level ovens, a fridge/freezer, dishwasher, washing machine and induction hob with built in pop-up extractor. Dual-aspect windows and doors provide access and pleasant aspects across both front and rear gardens. At one end of the room, a small set of stairs leads to the particularly spacious principal bedroom which also enjoys a vaulted ceiling, triple aspect windows and skylights and ample room for a wide range of accompanying furniture. A beautifully appointed and fully tiled en-suite shower room serves this end of the home. At the opposite end, a hallway leads to the stunning four-piece family bathroom which includes a roll-top bath and large separate shower cubicle. This serves the two further well-proportioned double bedrooms, both of which feature their own access doors to the beautiful rear garden.

OUTSIDE:

Much thought and care has gone into the landscaping for this property, ensuring it wows the next owner as much as the internal accommodation does. The area to the front elevation provides well-tended lawn for recreation, to suit families as occupants or visitors. Modest flowerbed borders create some interest that is sure to mature over the years, and a sunken patio provides a secluded and sheltered spot to soak up the afternoon sunshine provided by the

westerly aspect. The driveway is accessed via timber five-bar gates opening to off-road parking for three to four cars and a detached garden store. For your evening retreat you'll find a space to suit all interests, with a wonderfully authentic bar, workshop and separate garden room providing the venues. At the rear you'll enter what feels like a Mediterranean courtyard at a luxury villa, with attractive hard landscapes, raised beds and borders containing colourful displays and an outdoor kitchen area by the pergola. Need to work from home? Then head to the fabulous external office after your morning coffee, which has been fully insulated and fitted with double glazed doors/windows and desk furniture. This unique home absolutely must be viewed to appreciate all it has to offer the next owner!

SERVICES:

Mains electric, water and drainage are connected, and an Air Source Heat Pump is installed. The property is currently banded D for council tax within Somerset Council.

LOCATION:

The village of Woolavington has the benefit of two village stores, one with a post office, doctor's surgery, pharmacy, primary school, village hall and church. The village is situated approximately two miles from the M5 motorway at Junction 23. This junction provides access to Bristol to the north, Taunton and Exeter to the south and furthermore to London. There is also a high-speed train service operated from Highbridge, Bridgwater and Taunton to London Paddington in approximately one hour and forty minutes.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).







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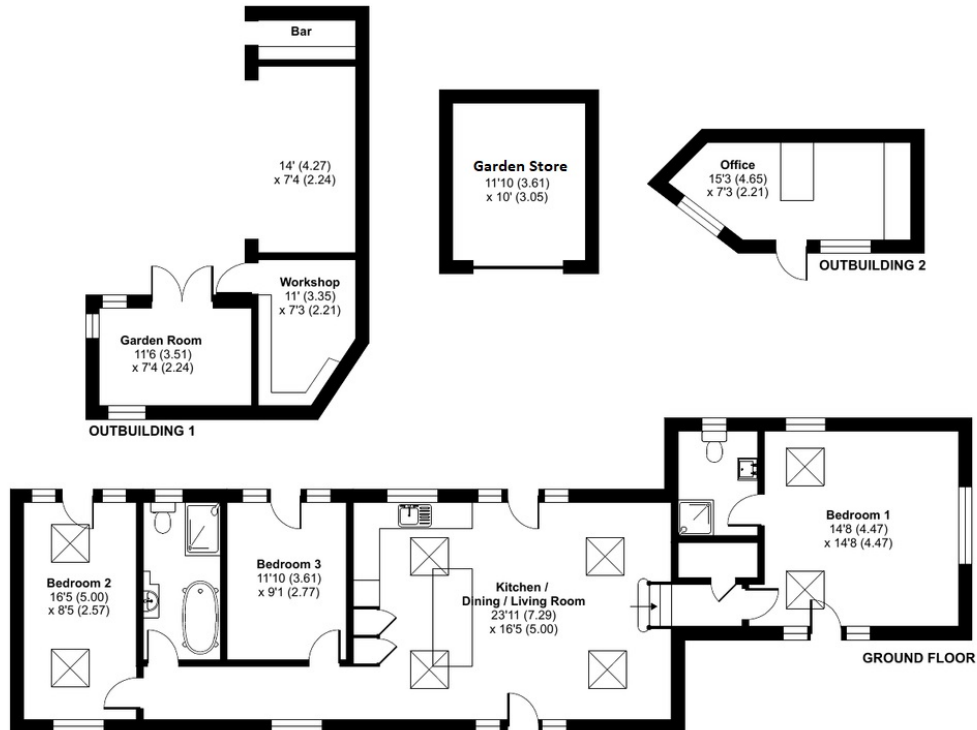
Approximate Area = 1112 sq ft / 103.3 sq m

Garage = 118 sq ft / 10.9 sq m

Outbuilding = 410 sq ft / 38 sq m

Total = 1640 sq ft / 152.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1031592

STREET OFFICE

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