



**STAGS**

Plot 8 Sherlands  
Heights



# Plot 8 Sherlands

Sherlands Heights, Stonegallows, Taunton, TA1 5JS

Taunton Town Centre - 2 Miles, M5 Junction 26 - 5 Miles, M5 Junction

- 5/6 Bedrooms
- Master Suite with Second Floor Dressing Room
- Kitchen
- Utility/Cloakroom
- 4 Reception Rooms
- 3 Bathrooms (2 En-Suites)
- Triple Garage and Private
- Generous Gardens

**Guide price £1,195,000**

## Description

Sherlands Heights is a prestigious, gated development situated in the favoured area of Stonegallows, enjoying far reaching views across the Quantock and Blackdown Hills, both of which are designated Areas of Outstanding Natural Beauty. The property offers substantial accommodation over three floors and is built and finished to an exceptional standard, featuring quality fixtures and fittings throughout and numerous energy efficient elements.

## Specification - Internally

Wide Oak staircases

Hand carved Portland or Bath stone fireplaces to lounge

Under floor heating to ground floor with individual thermostatic controls

Gas fired central heating to upper floors

Large Rauch mirrored wardrobes to most bedrooms

Whole house heat recovery ventilation system

## Kitchen

Choice of bespoke kitchen units from a chosen range. Subject to stage of construction

Granite or quartz worktops with matching up stands

Under mounted one and half or one and three quarter bowl sink

Walk in shelved larder

Central island unit

Under pelmet lighting

Tiling or solid oak floor

## Utility

Space and plumbing for washing machine and tumble dryer

Space for additional freezer, fridge/freezer or wine storage

Inset sink

Porcelanosa floor tiling



A majestic property offering 5/6 bedroom accommodation, spread over three floors, with wonderful rural views.







### Bathrooms and En-Suites

Elegant white sanitary ware throughout  
Thermostatic dual head showers  
Porcelanosa tiling to walls and floors

### Technology

BT points to all main rooms  
Hard wired security alarm  
Pre wired for satellite TV  
Heating and air ventilation system digitally controlled  
CAT5 cabling

### Externally

UPVC double glazed windows with energy efficient self cleaning glass  
French or bi-fold doors into the garden  
All windows and doors Secure by Design  
Patio area in natural sandstone paving slabs or porcelain patio tiles  
Turf laid to front and rear gardens  
Outside lights to front, back and driveway  
Outside tap  
Decorative block paving to driveway

### Situation

Situated in one of Taunton's most sought after locations, Sherlands Heights nestles discreetly in a beautiful leafy setting on the South Western outskirts of this historic county town. With an abundance of quiet, tranquil, open countryside and spectacular rural views, it is easy to forget just how conveniently located Sherlands Heights is. It is less than 2 miles from the bustling, dynamic centre of Taunton, at the heart of one of England's most rural counties.

Taunton has a superb range of local facilities including stylish independent and high street stores, cafes, pubs and fine dining restaurants serving wonderful local produce and international cuisine, theatre and leisure activities. It has developed an enviable reputation for excellent schooling in the area, with a superb range of both public and state schools including Taunton School, Kings College, Queens College, Richard Huish College and Somerset College which now offers both vocational and degree level courses. Wellington School and Blundell's are also close by, as is the highly acclaimed Millfield School.

### Directions

From Taunton Town Centre, proceed out of town on the A38 along Wellington Road, past the Somerset College, straight across the Silk Mills roundabout and turn right into Stonegallows immediately after passing the Stone Gallows Inn on the right. Follow the road, bearing right at the memorial stone where the entrance to Sherlands Heights will be seen almost immediately on your left hand side.

From the M5, Junction 26 (Wellington), head towards Taunton on the A38. After passing the Crown public house on your left, proceed up the hill and turn left into Stonegallows shortly after the brow of the hill. Bear right at the memorial stone where the entrance to Sherlands Heights will be seen after approximately 40m on your left hand side.

### Services

Mains water and drainage, gas fired central heating.





These particulars are a guide only and should not be relied upon for any purpose.



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