



Court Lodge



Court Lodge

Fitzhead, Taunton, Somerset, TA4 3JT

Taunton 9 Miles, Wellington 4 Miles

An individual detached house, situated in the centre of the popular village of Fitzhead.

- Superbly Extended Individual House
- Four Reception Rooms
- Fitted Kitchen & Utility Room
- Private Entrance with Parking Area
- Versatile & Well-Proportioned Accommodation
- Five Bedrooms – Three En-suite
- Delightful Gardens
- Sought After Village

Guide Price £850,000

SITUATION

Court Lodge occupies a wonderful setting in the centre of the village behind a high stone wall. Fitzhead is a popular village and has a Church and Tithe barn which is used for a variety of occasions and village activities. The neighbouring villages of Halse and Milverton are two miles away and each have a Public House and Church and Milverton has a convenience store. The town of Wiveliscombe is three miles away and provides a good range of shops for everyday needs. Wellington is 4 miles away and has a Waitrose. Taunton, the County Town of Somerset, is 9 miles away and has a good shopping centre as well as having three highly regarded independent schools. There is easy access to the M5 Motorway via junction 25 and the Taunton railway station offers mainline railway links to the rest of the county. The countryside surrounding the village is renowned for it's riding being on the lower slopes of the Brendan Hills, which is also close to the Blackdown and Quantock Hills, both of which are areas of designated natural beauty.

DESCRIPTION

Court Lodge is a detached house of immense character. The property has been substantially extended by the current owner to provide versatile accommodation over two floors. Situated in the very centre of the village, the house is in a wonderful plot surrounded by a landscaped garden, with a number of mature trees and shrubs.



ACCOMMODATION

The accommodation includes an impressive arched timber porch with lead roof and panelled front door leading to the reception hall. There is a turning staircase to the first floor with under stairs storage cupboard and a door to the downstairs cloakroom. A door from the hallway provides access to the sitting room with a sash window overlooking the rear courtyard, door to the kitchen and archway through to the lounge, which centres upon a stone open fireplace with bay window to the front overlooking the garden and window to the rear overlooking the courtyard. There is access to the family room, which is currently used as a studio with a range of built in cupboards at one end and French doors opening out to the front garden.

The bespoke painted kitchen has a range of wall and base units which include integrated appliances including a fridge and dishwasher. There is a falcon electric range oven, a part vaulted ceiling, window to side, electric underfloor heating, which extends through to the utility, granite work surfaces and a double butler sink. The dining room is open plan with a gas fire, oak flooring and double doors opening out onto the courtyard. There is a separate utility room with a range of fitted cupboards, a sink, a door, a window to the side and built in storage cupboard. An inner lobby provides access to two bedrooms, (bedroom five is currently used as a study/gym) both have built-in wardrobes and both feature a 'Jack and Jill' door to the bathroom, which includes a wet room area, panelled bath, a WC and wash basin. On the first floor there is an open landing with access to the three further bedrooms, all with built-in wardrobes and bedrooms one and two have potential for en-suites although they are not currently fitted. There is a further family bathroom with a fitted suite, bath, wash basin and a WC.

OUTSIDE

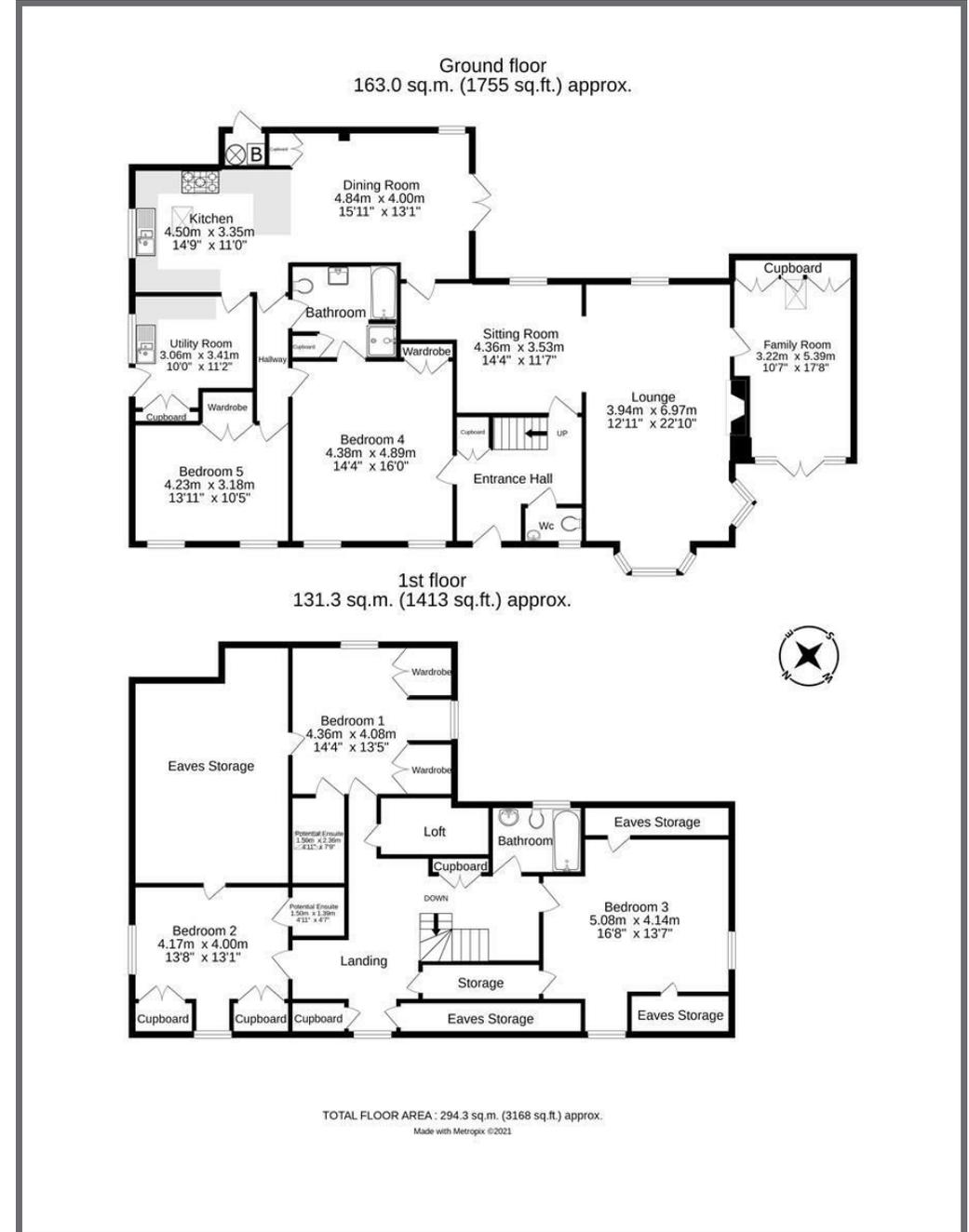
There is a private entrance via a five-bar gate with gravelled driveway that leads down to the property, where there is a large gravelled parking and turning area, a carport and a range of timber outbuildings with a gateway that provides access onto the village road. The gardens have been beautifully landscaped, predominately laid to lawn and include a number of mature specimen trees and shrubs. There is access to the rear of the property, which leads to a beautiful walled courtyard with a deep paved patio area providing a secluded sitting area with deep planted walled herbaceous borders. There is a copse to the south of the property, which provides a wonderful wildlife area and is divided from the property by a footpath that leads from the church to the village centre. This area doesn't affect the privacy within the property.

DIRECTIONS

From Taunton proceed in a Westerly direction on the B3227 towards Wiveliscombe. Proceed through Norton Fitzwarren and Hill Common and just beyond Preston Bowyer look for the sign on your right to 'Fitzhead 2 Miles' take this turning and proceed along this road for approximately one and a half miles until you see the sign to Fitzhead. Proceed into the village, passing the cricket ground on the right-hand side and take the first turning on the left towards the church. Proceed up the hill after a short distance and the entrance to Court Lodge can be identified on the right-hand side.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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