



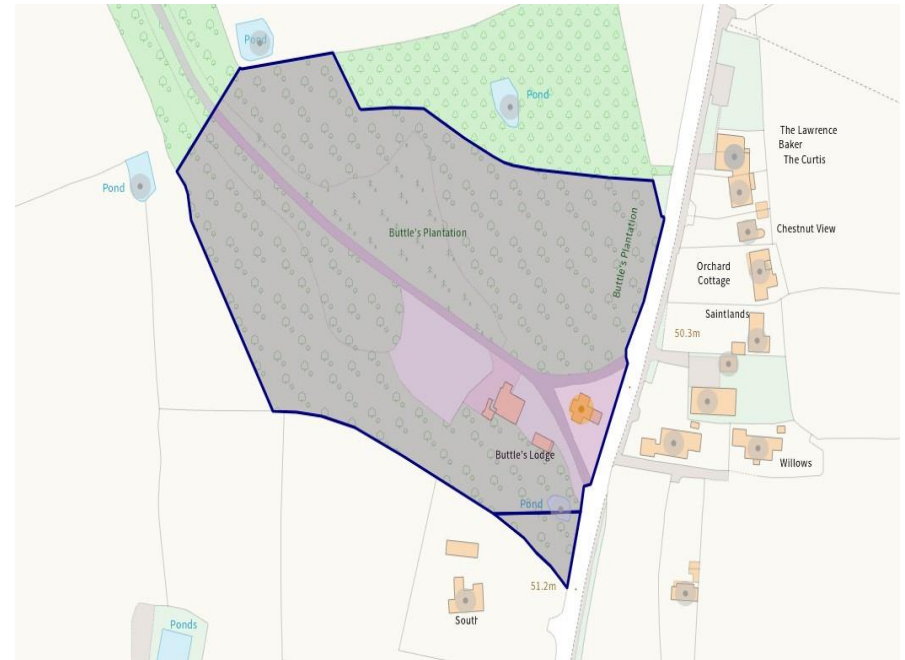
ENGLISH HOMES

Buttles Lodge, Hatch Beauchamp,  
Taunton, Somerset, TA3 6TH



English Homes are delighted to be marketing this Palladian style 3 double bedroom lodge house. This Grade II listed property oozes in character & aesthetics to the pillared porches to the Bath stone flooring. Particular mention has to go to the grounds which sits in just under 6 acres. You can spend hours meandering the many paths in the shaded woodland whilst observing the plethora of wildlife. Enclosed is a separate Orangery which has it's own separate heating and replicates the lodge, making it ideal as additional accommodation/annexe or can provide an income for holiday lets. Enclosed in the grounds is a spacious car port with workshop and separate storage shed, making it ideal for any car enthusiasts. Internal viewing is a must to appreciate the design of this lovely character and calming property.

Guide Price £850,000



#### ACCOMMODATION:

A pillared entrance with a tiled flooring provides access to the property and is ideal to relax in and read a book.

#### Entrance Porch:

Side aspect window, Bath stone flooring, door to:

#### Hallway:

Side aspect double glazed window, under stairs storage, Bath stone flooring, radiator, doors off to:

#### Sitting Room: 17' 7" x 12' 9" (5.36m x 3.89m)

Max measurements. Dual aspect double glazed windows to the rear and side taking advantage of the views to the garden, wood burner with stone hearth and mantel, alcove recess, wood flooring, radiators, door to:

#### Storage/Office: 4' 2" x 3' 0" (1.28m x .92m)

Side aspect secondary glazed window, shelving.

#### Cloakroom:

Side aspect double glazed window & front aspect opaque window, low level dual flush toilet,

pedestal wash hand basin, tiled splash backs, Bath stone flooring, radiator.

#### Kitchen: 12' 10" x 8' 6" (3.91m x 2.59m)

Max measurement. Side aspect double glazed window taking in views of the garden, window through to dining room, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, wooden roll top work surfaces, space for gas cooker, radiator, space and plumbing for dish washer, space for gas cooker, gas fired combination boiler, smoke detector, tiled splash backs, tiled flooring, pantry cupboard with side aspect window and door to front.

#### Dining Room: 14' 5" x 12' 3" (4.39m x 3.73m)

With triple aspect, full length windows giving views over the surrounding gardens and pond, laminate flooring, smoke detector, television point.

#### Galleried Landing:

Side aspect double glazed window, loft hatch access, radiator, wood flooring, airing cupboard with hot water tank and slatted shelving, doors off to:

#### Bedroom 1: 17' 10" x 8' 11" (5.44m x 2.72m)

Side aspect double glazed window with views over the garden and countryside beyond, wood flooring, radiator, cast iron fireplace, alcove, door to:

#### En-Suite:

Shower cubicle, low level dual flush toilet, pedestal wash hand basin, bidet, wood flooring, extractor fan, heated towel rail, shaver point.

#### Bedroom 2: 12' 11" x 8' 7" (3.94m x 2.62m)

Side aspect double glazed window with views over the gardens, cast iron fireplace, fitted and built in wardrobes, wall mounted cupboards and drawers, radiator.

#### Bedroom 3: 9' 4" x 9' 1" (2.84m x 2.77m)

Rear aspect double glazed window with views over the garden, wood flooring, radiator, fitted wardrobe and built in wardrobe.

#### Bathroom:

Front aspect double glazed window with partial countryside views, bath with side panel, mixer taps

and shower over with waterfall shower head, low level dual flush toilet, pedestal wash hand basin with mixer taps, bidet, tiled splash backs, wood flooring, shaver point, tiled splash backs, extractor fan, heated towel rail.

#### Orangery/Annexe:

With an attractive covered pillared frontage and glass panel door providing access to:

#### Living Room: 16' 10" x 12' 9" (5.13m x 3.89m)

With triple aspect tilt and turn double glazed windows taking in the views of the surrounding gardens and woodland, side aspect double glazed door, air con unit, radiator, dimmer switch, spot lights, vaulted ceiling, stairs to office.

#### Kitchen: 7' 11" x 6' 3" (2.41m x 1.91m)

Rear aspect double glazed window, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surface, space for gas cooker, space for fridge/freezer, extractor hood, tiled flooring, gas boiler.



#### Shower Room:

Rear aspect double glazed window, corner massaging shower unit, low level dual flush toilet, pedestal wash hand basin, bidet, tiled splash backs, radiator.

#### First Floor Office: 10' 0" x 8' 4" (3.05m x 2.54m)

Max measurements. Rear aspect uPVC double glazed window, desk area with power points and telephone point.

#### Outbuildings:

##### Car Port: 28' 9" x 22' 11" (8.76m x 6.98m)

Steel framed, timber constructed barn with galvanised roof and part perspex roof, power and lighting.

##### Utility/WC: 4' 0" x 3' 9" (1.23m x 1.15m)

Low level toilet, stainless steel sink and drainer, roll top work surfaces, space and plumbing for washing machine, shelving.

##### Work Shop: 28' 9" x 11' 6" (8.76m x 3.51m)

Power, lighting, strip light.

##### Storage Shed: 17' 4" x 6' 10" (5.29m x 2.09m)

Side aspect window, power & lighting.

#### Grounds:

The property stands in 5.91 acres and particular mention has to go to the most delightful garden this property sits in. As you enter into the property on a semi circular gravelled driveway which provides off road parking for numerous vehicles, you are met with a wrought iron railing to the front. You could spend hours taking in this garden as you meander through the plethora of paths through a mature woodland. To the front is a mature pond and a lawned area, this then merges into the woodland. There are a huge variety of well established trees which include oak, beech, birch, conifers, pine, yew, cedar of Lebanon and horse

chestnut to name a few. There is an abundance of wildlife to be found within the garden.

#### Amenities:

Hatch Beauchamp is a favoured Somerset village situated midway between Taunton and Ilminster. Local facilities include a village pub, primary school, village hall, shop, cafe and Farthings Restaurant. The county town of Taunton is approximately 7 miles away with easy access to the M5 and main line rail link to London Paddington.

#### Directions:

What3words: ///plodding.lengthen.money

#### Services:

The property is connected to mains electricity, gas and water, with private drainage system. Council Tax Band: E EPC Rating: N/A

#### VIEWINGS BY APPOINTMENT:

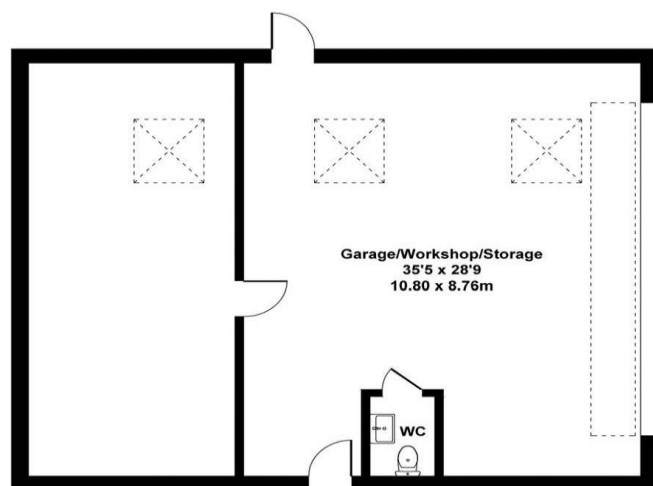
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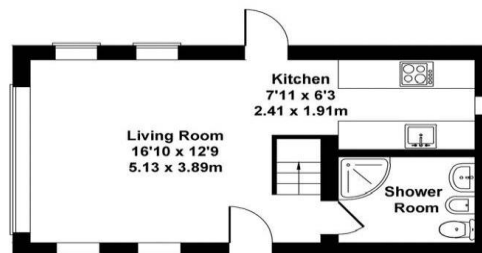
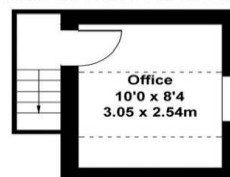
Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

# Buttles Lodge, Hatch Beauchamp TA3

Approximate Gross Internal Area  
2727 sq ft - 253 sq m

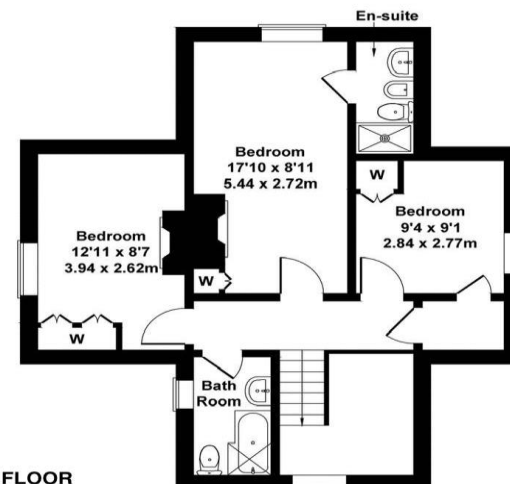


## ANNEXE FIRST FLOOR

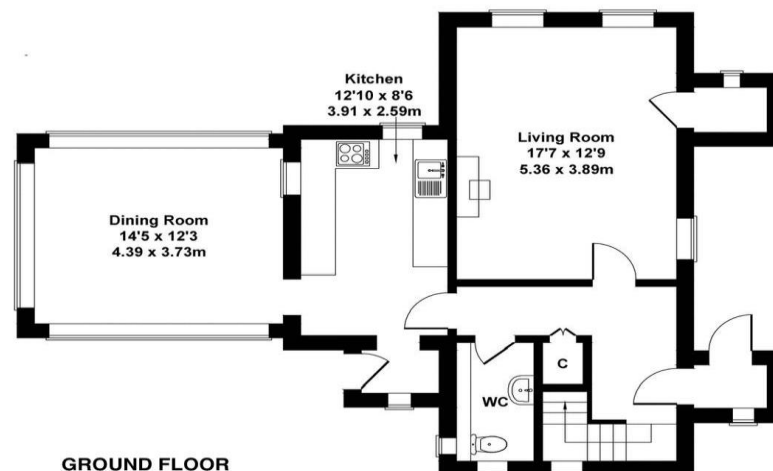


## ANNEXE

## FIRST FLOOR



## GROUND FLOOR



Not to scale. All measurements and features are approximate and are intended  
For Illustrative Purposes Only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.









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