



, Pitminster, Taunton, Somerset, TA3 7AS



SITUATION

Pitminster is regarded as a highly favoured village lying only 3 or 4 miles to the south of the County Town of Taunton and benefitting from no through traffic. It lies within attractive countryside between Taunton and the Blackdown Hills to the south which are designated as An Area of Outstanding Natural Beauty and where a number of excellent footpaths will be found. The village itself has a pub whilst more extensive facilities are available in the village of Trull about 2 miles away including primary school, post office and general store and news agents.

Taunton is readily accessible only a few miles to the north where a wide range of shopping recreational and scholastic facilities will be found, together with the M5 interchange and rail link to London Paddington.

DESCRIPTION

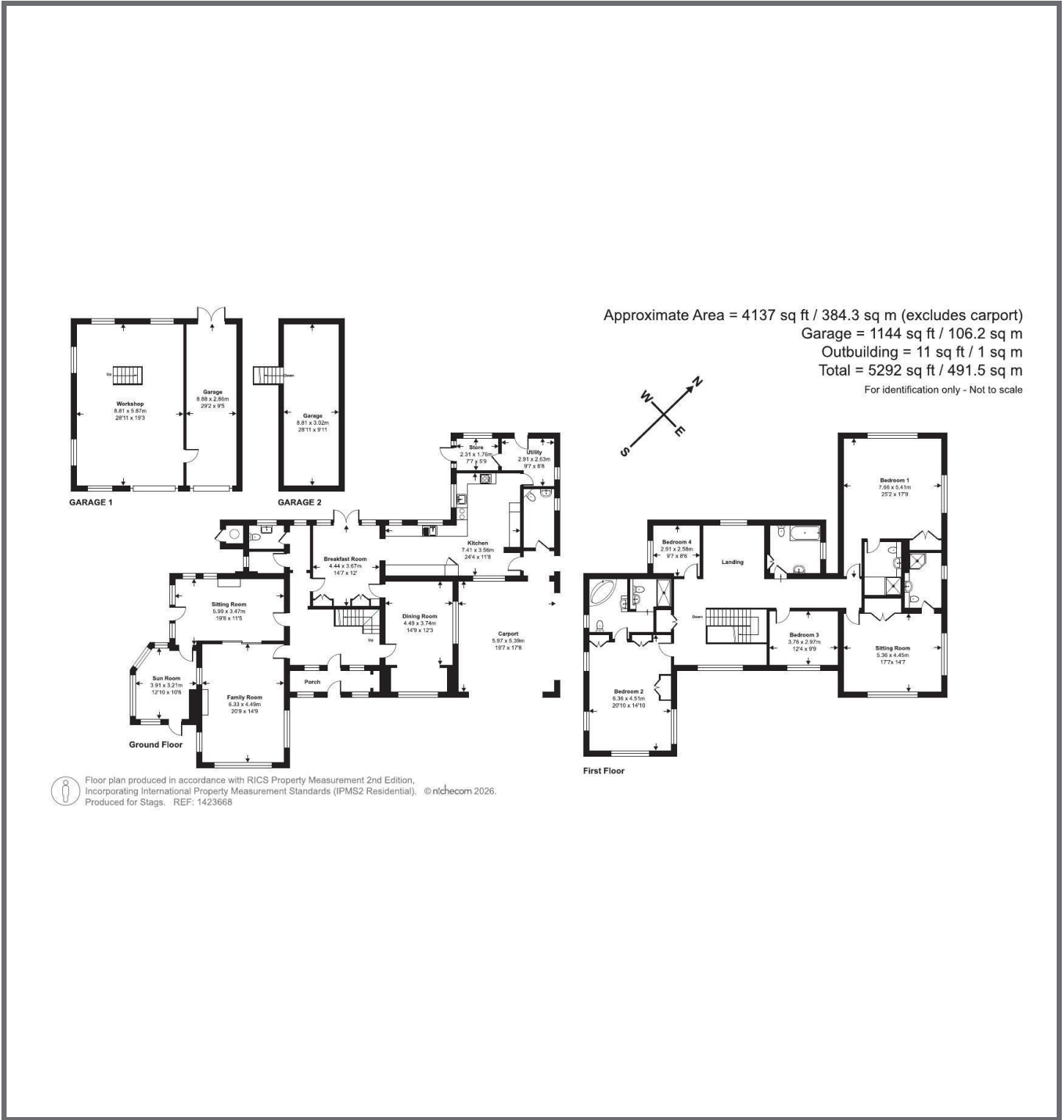
Woodram Oaks is an impressive home which has been significantly improved and extended by the current owners. The house stands in mature gardens and grounds with tennis court, paddock and area of woodland the whole extending to 2.88 acres.

An impressive detached house situated in one of Taunton's most sought after locations.

- Substantial detached home
- Four reception rooms
- Fitted kitchen/breakfast room
- Five bedrooms, three en-suite
- Detached workshop and garage
- Grounds of 2.88 acres
- Tennis court and woodland
- Popular village location
- Council Tax band G
- Freehold

Guide Price
£1,400,000





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		68	69
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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