



**WARE & CO**  
estate and letting agents

**3 Presidents Court, Henlade, Taunton – TA3 5NB**  
**£395,000**

## 3 Presidents Court, Henlade

- Deceptively spacious split-level end-of-terrace home
- Exclusive private development surrounded by open countryside
- Three double bedrooms, including an impressive principal suite
- Two separate reception rooms offering flexible living space
- Principal bedroom with dressing room and en suite shower room
- Private enclosed garden with patio and lawn
- Allocated parking and a generous single garage
- Exclusive use of two residents' tennis courts
- Large communal exercise field ideal for dog walking and recreation
- Excellent access to Taunton, the M5 motorway and the A303 for London

**TOTAL FLOOR AREA** 122 sq.m.

**TENURE** Freehold. Management charge £1,000 per annum.

**COUNCIL TAX** Somerset Council Tax Band E. Charges payable for 2026/27 - £ 2,956.33

**SERVICES** Main services of electricity and water are connected. Communal septic tank for drainage and modern LPG underfloor heating. Broadband speeds of upto 17mbps are available and variable/good mobile signal across the four main networks (source: Ofcom).

EPC Energy Efficiency Rating: D



A rare opportunity to acquire a truly individual three bedroom home forming part of the prestigious Presidents Court development in Henlade, set within beautifully maintained communal grounds and enjoying exclusive residents' facilities including two tennis courts, a recreational field, an allocated parking space and a garage located in a nearby block.

This highly distinctive split level property offers spacious and versatile accommodation arranged over several floors, combining character features with contemporary styling and far reaching countryside views.

The accommodation begins with an entrance level comprising a living room, enjoying an attractive front aspect and centred around a feature wood burning stove, creating a warm and inviting atmosphere, with two well proportioned guest bedrooms and a modern three piece family bathroom off. A staircase rises to the impressive kitchen/dining room, undoubtedly one of the standout features of the home, fitted with an extensive range of units complemented by granite working surfaces and offering ample space for a dining table and chairs. The open balustrading creates a wonderful sense of space and light, making this an ideal area for both everyday family living and entertaining.

A further staircase leads to the superb upper level living room, enjoying far reaching rural views to the front. From here, access is provided to the principal bedroom suite which benefits from a dressing room and a well appointed ensuite shower room/WC.

Outside, the property enjoys private enclosed gardens predominantly laid to lawn with beautifully stocked flower and shrub borders together with a paved patio area ideal for outdoor dining and relaxation.





Presidents Court is a highly regarded development offering a peaceful setting whilst remaining conveniently positioned for access to Taunton, the M5 motorway and surrounding countryside. Properties within this exclusive development rarely become available and an early viewing is strongly recommended.

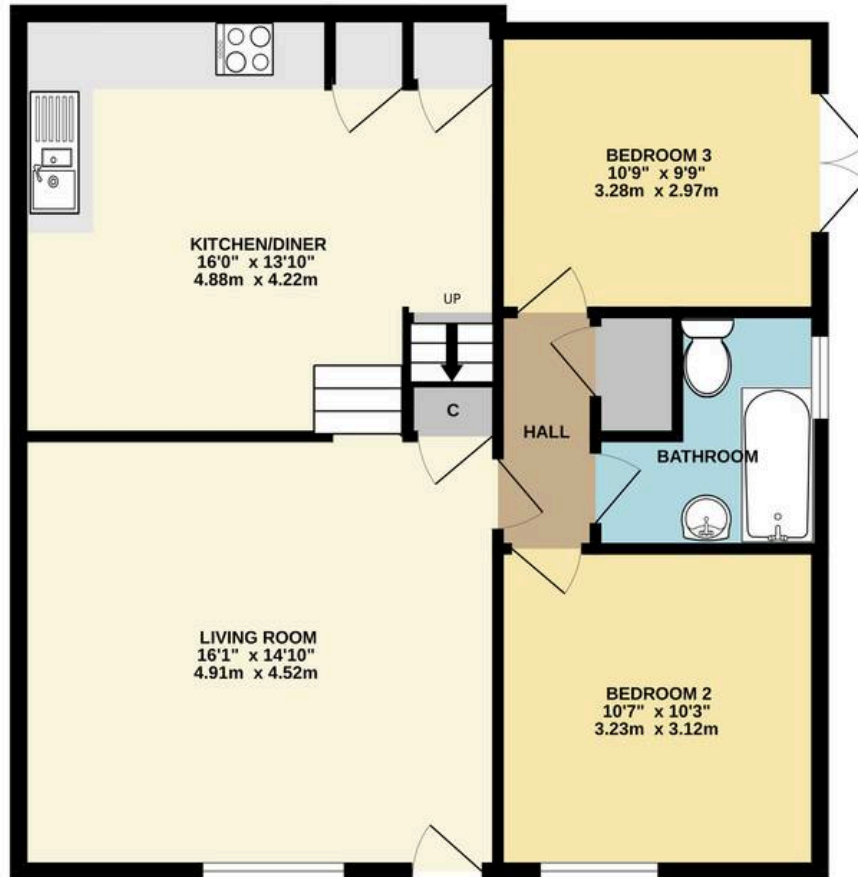
Henlade is a highly regarded village situated on the eastern outskirts of Taunton, offering an enviable blend of rural surroundings and excellent connectivity. Surrounded by attractive Somerset countryside, the village provides a peaceful setting whilst remaining within easy reach of the county town's extensive range of shopping, leisure and educational facilities.

The county town of Taunton lies just a short drive away and provides an extensive range of shopping, leisure and educational facilities, together with a mainline railway station offering regular services to Exeter, Bristol and London Paddington. For commuters, the nearby M5 motorway (Junction 25) and A303 provide excellent road links to the South West, Bristol, the Midlands and London.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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