



9, Drake Meadows



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Churchinford, Taunton, TA3 7EL

Taunton 8.8 miles, Honiton 9.1 miles

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## A Modern Thatched Cottage With Fantastic Countryside Views Set Within The Blackdown Hills (AONB)

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- Three Double Bedrooms
- Dual Aspect Reception Rooms
- Garage & Driveway
- Edge Of Village Location
- Council Tax Band D
- Semi-Detached Home
- Woodburning Stoves
- Superb Countryside Views
- Remainder of NHBC Warranty
- Freehold

Guide Price £375,000

### SITUATION

This property is positioned within the sought after village of Churchinford offers a range of amenities including award-winning pub, village shop with café, post office and active community, whilst Taunton lies approximately 10 miles distant with a wide range of facilities and transport links. Honiton is 9 miles distant, access to the A303 10 minutes drive and the South Coast just under 40 minutes drive. The area offers superb walking and riding opportunities via local footpaths and bridleways.



## ACCOMMODATION

Built in 2017 the well-appointed accommodation briefly comprises an entrance hall with WC, a dual aspect sitting room with wood-burning stove, and a dual aspect kitchen/dining room with French doors opening onto the garden.

On the first floor are three double bedrooms, including a principal bedroom with en suite, together with a family bathroom. The property further benefits from double glazing, central heating and the remainder of an NHBC warranty.

## OUTSIDE

The property enjoys an attractive front garden, driveway parking and a single garage with power and light connected. The generously sized rear garden is mostly laid to lawn with a patio and decking area, ideal for outdoor dining, and enjoys superb views over the village and surrounding countryside beyond. Access to a spacious communal garden is a short walk away and with a children's play area.

## SERVICES

Mains electric, water and drainage. LPG gas fired central heating - metered from communal supply. There is an estate maintenance fee payable of approximately £335 per annum which contributes towards the upkeep of communal areas. Mobile signal good outdoor and variable in-home with major networks. Standard and ultrafast broadband available (information via Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

What3words: ///tolerable.emblem.couple



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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625

Approximate Area = 966 sq ft / 89.7 sq m  
 Garage = 192 sq ft / 17.8 sq m  
 Total = 1158 sq ft / 107.5 sq m  
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1465777