



Woodram Oaks



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



Approximate Area = 4137 sq ft / 384.3 sq m (excludes carport)
 Garage = 1144 sq ft / 106.2 sq m
 Outbuilding = 11 sq ft / 1 sq m
 Total = 5292 sq ft / 491.5 sq m
 For identification only - Not to scale

Ground Floor

- Workshop: 8.87 x 3.87m / 2811 x 1193
- Garage 1: 8.88 x 3.86m / 292 x 95
- Garage 2: 8.81 x 3.32m / 2811 x 911
- Breakfast Room: 4.44 x 3.67m / 1452 x 121
- Sitting Room: 5.99 x 3.47m / 1824 x 115
- Sun Room: 3.91 x 3.21m / 1270 x 1059
- Family Room: 6.23 x 4.69m / 209 x 149
- Porch
- Dining Room: 4.48 x 3.74m / 149 x 123
- Kitchen: 7.41 x 3.56m / 244 x 118
- Carport: 5.97 x 5.39m / 197 x 178
- Store: 2.31 x 1.76m / 77 x 59
- Utility: 2.91 x 2.63m / 97 x 89

First Floor

- Bedroom 1: 7.66 x 5.41m / 252 x 179
- Bedroom 4: 2.91 x 2.59m / 97 x 86
- Bedroom 3: 3.76 x 2.97m / 124 x 99
- Bedroom 2: 6.38 x 4.51m / 2010 x 1419
- Sitting Room: 5.36 x 4.45m / 177 x 147
- Landing

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Stags. REF: 1423668

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Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B	(65-77) C	(35-58) G
(81-91) B	(69-84) C	68	69
(69-80) C	(55-68) D		
(55-68) D	(39-54) E		
(39-54) E	(21-38) F		
(21-38) F	(1-20) G		
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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