# Donnington House

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1, Winters Orchard, Stoke St. Mary, Taunton, TA3

Taunton Town Centre 3.5 miles

An impressive detached modern home situated in a lovely position within a small cul de sac in the popular village of Stoke St Mary offered with NO ONWARD CHAIN

- Detached Executive Modern House
- Highly Favoured Village Location
- 3 Reception Rooms & Conservatory
- Fitted Kitchen/Breakfast Room & Utility
- Enclosed Rear Gardens
- Detached Double Garage & Parking
- No Onward Chain
- Set Within a Small Cul de Sac
- Council Tax band F
- Freehold

## Guide Price £525,000

### SITUATION

Donnington House is situated in the popular village of Stoke St Mary, which is particularly favoured with a thriving community, many local clubs, organisations and amenities to include public house and village hall. In the nearby village of Thurlbear can be found a highly regarded primary school.

The village is particularly popular due to its convenient location and is easily accessible to Junction 25 of the M5 Motorway. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station and M5 Motorway interchange.

### DESCRIPTION

Donnington House is an impressive detached modern home situated in a lovely position within a small cul de sac in the popular village of Stoke St Mary. The house offers spacious and versatile family accommodation, thoughtfully arranged across two floors and designed to provide both comfortable everyday living and excellent space for entertaining..

The house is offered with no onward chain and sits on a nice plot with gardens to front and rear including a detached double garage with plenty of off road parking.

### ACCOMMODATION

The welcoming entrance hall creates an impressive first impression, providing access to the principal ground floor rooms, a convenient cloakroom/WC, and stairs rising to the first floor. To the front of the property is a useful study, ideal for home working or as a quiet reading room.

The generously proportioned sitting room is a particularly attractive space, featuring a stone-surround fireplace as a focal point and enjoying excellent natural light from the front-facing window. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Further double doors lead through to the formal dining room, which is well suited to family gatherings and entertaining guests.

The dining room in turn opens into a pleasant conservatory, offering delightful views over the garden and providing an additional reception area that can be enjoyed throughout much of the year.

The well-appointed kitchen/breakfast room is fitted with a comprehensive range of matching wall and base units together with built-in appliances, providing ample storage and preparation space. Adjoining the kitchen is a practical utility room with complementary units and a convenient door leading to the side garden.

On the first floor, the accommodation continues with four well-proportioned bedrooms, offering flexibility for growing families, guests, or additional workspace. The principal bedroom benefits from the added luxury of an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Overall, the property combines generous room proportions, flexible living space and a well-balanced layout, making it ideally suited to modern family life.

## OUTSIDE

There are gardens to the front which are enclosed by low pruned hedgerows with a path to the front door and to the side is the driveway and access to the detached double garage. A side access gate leads to the rear garden which includes a patio and area of lawn.

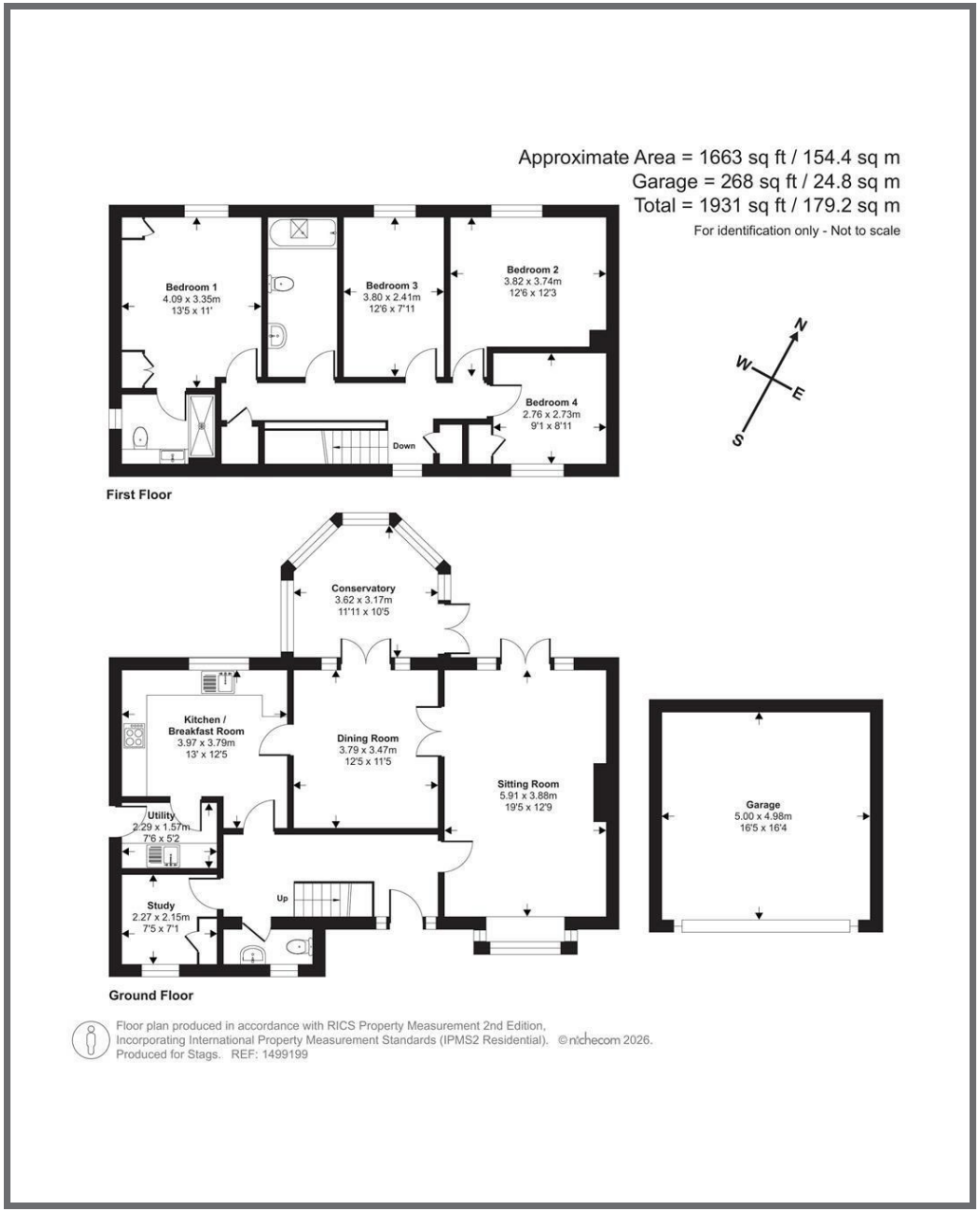
## SERVICES

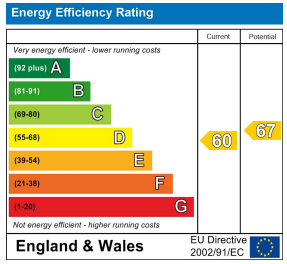
Mains electric, water and drainage. Oil fired central heating. Ultrafast broadband available (Ofcom), Mobile signal variable in home, good outdoors (Ofcom) NB the agents have not inspected or tested the services.

## DIRECTIONS

From Junction 25 of the M5 motorway, follow the A358 Ilminster road for almost a mile and turn right at the crossroads just before the start of the dual carriageway, into Stoke Road. Turn right at the T junction, follow the winding lane through Lower Henlade and bear left, signposted Stoke St Mary. Continue for about a mile into the village, bear sharp right at the church, pass The Half Moon public house on the left and Winters Orchard will be found on the right hand side, just before the Octagonal village hall

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.

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