



1 The Bramleys , Combe Florey, Taunton, Somerset TA4 3JD

An exclusive development with just two luxury detached four bedroom houses set within the desirable village of Combe Florey.

- Brand New Detached House
- Built to a High Specification
- Available Late 2020
- Opportunity to Choose Your Own Specification
- Popular Village Location
- Four Bedrooms, Two En Suite
- Kitchen and Utility Room
- Garage and Parking

£595,000

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Description

1 the Bramleys is an impressive detached house which is currently undergoing construction. The house offers generously proportioned accommodation throughout and has been built by a local development company using traditional building methods and carefully selected materials. The house is being sold completed but could provide the opportunity for potential purchases to choose their kitchen, bathroom fittings and flooring if so desired, subject to negotiation. The house has an attractive façade with stone and rendered elevation under a pitch slate roof.

Accommodation

The accommodation is arranged over two floors and comprises an entrance porch with stairs to first floor and door to cloakroom. The sitting room has a front aspect window and open fire place recess. Double doors lead through to the dining room which has bifolding doors opening to the rear garden. There is an opening through to the kitchen/ breakfast room which is due to be fitted with a matching range of wall and base units with

integrated appliances. A door leads through to the utility room which is again fitted with a range of units and will have plumbing and space for a washing machine and space for tumble dryer, a door leads to the side of the property. There is also a study on the ground floor with front aspect windows.

On the first floor there is a landing where there is an airing cupboard and doors the bedrooms. There are four bedrooms. The master bedroom has an en suite dressing room and en suite shower. The second bedroom also has an en suite shower. Two further bedrooms are of a good size and there is a family bathroom.

Outside

The house has a private driveway with double five bar gates leading onto a parking and turning area where there is a detached single garage to one side. Front and rear gardens will be landscaped with patio area and lawn.



Situation

The Bramleys is situated on the edge of Combe Florey, one of the most sought-after villages in the area, set between the Quantock and The Brendon Hills. The village itself has its own unique character and is centred around the church of St Peters and Paul. A variety of local amenities includes several shops, a garage, library, school and pubs found in the nearby village of Bishops Lydeard. Taunton, the county town of Somerset is nearby and offers an excellent shopping centre where there are many well known high street stores, excellent schools and good sporting facilities. Communications in the West Country have improved in recent years with Taunton having a mainline railway station as well as easy access to the M5 motorway via junction 25.

Directions

From Taunton proceed into a Northerly direction along the A358 towards Minehead, past the village of Bishops Lydeard and proceed through Eastcombe and under the stone railway bridge taking the first left signposted to Combe Florey. Proceed over the river bridge and

continue into the village passing the church and then take the first turning on the right. Follow this lane and the new development can be found on the right hand side, which can be identified by a Stags for sale board.

Services

Mains water, electricity and drainage.

About The Developer

Huntworth Developments is a family run business specialising in small to mid scale new builds. They pride themselves on their individual quality of design and finish and where possible local tradesmen, materials and local expertise are used throughout the process. This ensures their developments are personal, unique and unrivalled by competitors.

Agents Note

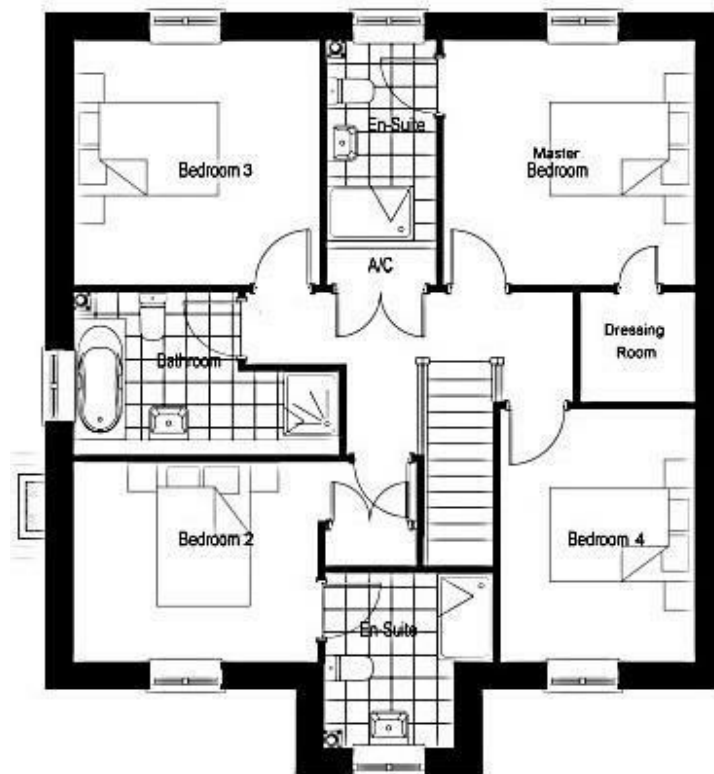
The images used are CGI.





Ground Floor

Kitchen	5.1 x 3.4
Dining	3.5 x 3.4
Utility	1.5 x 2.7
Living Room	5.2 x 3.7
Study	3.5 x 2.7



First Floor

Master	3.5 x 3.4
En-suite	1.5 x 2.8
Bedroom 2	3.6 x 3.0
En-suite	2.9 x 2.1
Bedroom 3	3.4 x 3.5
Bedroom 4	2.7 x 3.5
Bathroom	3.7 x 2.0



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