

Aldens Lodge, Milverton, Somerset





A charming family home in a peaceful, rural setting with lovely, **southerly views** over unspoilt countryside.

Summary of accommodation

Hall | Cloakroom | Dining room | Breakfast room | Kitchen | Utility room | Boot room
Principal bedroom with en suite bath and shower room | Two further double bedrooms
Family bath and shower room | Gardeners WC

Living room | Study | Guest bedroom suite with en suite dressing and shower rooms

Attached double garage with large loft | Parking | Summer house | Mediterranean-style garden with terraces and pond

In all about 0.5 acre (0.2 hectare)

Distances

Milverton village centre 0.5 mile, Wellington 4 miles, J26 M5 5.5 miles

Taunton 8.5 miles (Bristol Temple Meads 52 minutes and Paddington 1 hour 39 minutes)

Tiverton/Blundells School 15 miles, Exeter Airport 25 miles, Exeter City Centre 29 miles

Bristol Airport 46 miles (All distances and times are approximate)



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Location

Aldens Lodge is situated just outside the small village of Milverton. It has no near neighbours and is surrounded by gently rolling and unspoilt countryside between three ranges of hills: the Quantocks, Blackdown and Brendons. The village has a thriving community with excellent amenities including a church, The Globe Inn (TripAdvisor rating: 4.5), general store, post office and primary school (Ofsted rating: Good) with a pre-school (see www.milverton-somerset.uk).

The nearby market town of Wellington meets most day to day needs including a Waitrose supermarket and Taunton, the county town of Somerset, is also within easy reach when required.

There are good transport links nearby too. Taunton train station provides direct rail services to Bristol Temple Meads and Paddington. Junction 26 on the M5 is just 15 minutes by car and Exeter and Bristol Airports) are both easily accessible.

The wider local area also provides a wide choice of schools from both the state and independent sectors. These include Blundells in Tiverton and Taunton School, King's and Queen's Colleges, King's Hall Preparatory School and Richard Huish Sixth Form College in Taunton.



The property

Aldens Lodge has a truly enviable setting off a quiet country road, with southerly views over beautiful Somerset countryside. It is positioned well back from the passing road on a gentle hillside and orientated to make the most of its setting, with the reception and bedroom accommodation split creatively between lower and upper ground floors.

The design of the house also incorporates a wide, south-facing bay on two floors providing very impressive and far-reaching views from the large living room on the upper floor and the principal bedroom suite below it. The house has clearly been well maintained and today is beautifully presented, both inside and out.

The exterior walls are partly faced with mellow red brick and partly with painted render and it has a slate roof with deep eaves and attractive dormer windows. Tall, wide, double glazed windows combine with the house's south-facing position to fill the house with natural light, giving the whole house a light and airy feel.

Overall, it has four superb reception rooms. The dining and breakfast rooms are both on the lower ground floor immediately adjoining the kitchen, whilst the living room and adjacent study are on the upper floor above. The living room is gorgeous and generously sized and is fitted with a wood-burning stove along with window seats below the windows.

The breakfast room and kitchen are connected by a wide gap to effectively provide a single, family-centric space warmed by an electric heater in the former and two-oven AGA in the latter. The whole kitchen/breakfast area is very well lit by natural light on two sides and the kitchen has fitted units including a large island unit incorporating a breakfast bar, marble work surfaces, a tiled floor, gas hob and a range of built-in electric appliances.

Aldens Lodge offers four double bedrooms and three bath/shower rooms, two of which are en suite to the principal and guest bedrooms.



Garden and Grounds

Aldens Lodge is accessed via double gates opening to a generous, brick-paved parking area, which has ample space for several cars. Immediately beside it is a double garage attached to the house incorporating a large storage loft, with plenty of room for storage. The house itself sits within about 0.5 acre (0.2 hectare) of formal garden and grounds.

The more formal part of the garden was planted and has been lovingly cared for by the current owners. It has an enchanting Mediterranean feel to it incorporating a delightful pond with a small waterfall immediately below the living room and principal bedroom bay windows. The garden also includes a generous, south-facing paved terrace and two terraced lawn separated by tall beech hedging.

The two lawns are overlooked by a summerhouse and are connected by a short flight of steps descending between two lengths of hedging. The lawn edges are fringed by richly planted shrub borders and decorated by a mix of fruit and clipped evergreen trees.



Services

Mains water and electricity. Private drainage. Oil-fired central heating and AGA. Bottled gas.

Directions (Postcode TA4 1NS)

what3words:///daffodils.household.giggled

From Junction 26 on the M5 head north-west on the A38 towards Foxmoor Business Park Road. After three quarters of a mile at the Chelston Roundabout, take the second exit onto B3187/Taunton Road towards Wellington. Continue for a further three quarters of a mile to another roundabout. Take the third exit onto Nynehead Road. Follow Nynehead Road for 2.6 miles to a T-junction. Turn right onto the B3187. The entrance to the driveway to the property will be found on the right on Burn Hill after a mile and a half.

Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk).

Council Tax: Band G

EPC Rating: F

Guide Price: £995,000



Approximate Gross Internal Floor Area

366.6 sq m / 3946 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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