



# Chelvey Lodge

Kingston Court | Kingston St. Mary | Taunton | TA2 8HT

£625,000



**WILSONS**

ESTATE AGENTS

Situated in the charming village of Kingston St. Mary, Taunton, this exquisite house with an annexe offers a perfect blend of modern elegance and spacious living. Built in 2010, the property spans an impressive 2,734 square feet, providing ample room for both relaxation and entertainment.

Upon entering, you are greeted by three beautifully appointed reception rooms, each designed to create a warm and inviting atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy sitting room, or a vibrant playroom for the family. The natural light that floods through the large windows enhances the sense of openness and tranquillity throughout the home.

The property boasts four generously sized bedrooms, providing comfortable retreats for family and guests alike. With three well-designed bathrooms, morning routines and evening unwinding are made effortless, ensuring convenience for all.

The annexe presents a unique opportunity, perfect for accommodating guests, creating a home office, or even a private studio. This additional space adds significant value and versatility to the property, catering to a variety of needs.

Set in the picturesque surroundings of Kingston St. Mary, this home offers a peaceful lifestyle while remaining conveniently close to local amenities and transport links. The combination of modern design, spacious living areas, and the charm of the village makes this property a truly remarkable find. Whether you are seeking a family home or a serene retreat, this residence is sure to impress.

### Entrance Hall

This welcoming entrance hall features elegant wood panelling that adds warmth and character, paired with a light stone tiled floor. The staircase, with its white balustrade and carpet runner, leads to the upper floor, while a window allows natural light to gently illuminate the space, creating a bright and inviting atmosphere.

### Kitchen

10'3 x 9'3 (3.12 x 2.82)

The kitchen is thoughtfully designed with classic cream cabinetry and rich polished stone countertops, offering ample storage and workspace. An induction hob with an overhead extractor hood is set against a tiled splashback, complementing the polished stone flooring. There is a separate Meile oven unit which comprises an electric oven, steam oven and warming tray as well as a built in microwave. A door leads through to the utility room, providing practical convenience.

### Utility Room

The utility room is practical and well-positioned, featuring convenient access to the garage and garden. It includes ample space for appliances and storage, with tiled flooring and a door leading to the outside.

### Dining Room

10'3 x 10'3 (3.12 x 3.12)

This bright dining room is enhanced by a coffered ceiling and elegant wood panelling halfway up the walls. French doors open out to the garden room, creating a lovely flow of natural light. The space offers a versatile layout for entertaining or family meals, with tiled flooring underfoot that ties in with the adjoining garden room.

### Garden Room

14'7 x 10'0 (4.45 x 3.05)

The garden room is a beautifully light-filled space boasting exposed wooden beams and a vaulted ceiling, with dual sets of French doors opening out to the rear terrace and garden beyond. Stone tiled flooring enhances the fresh, airy feel, making this a perfect spot to enjoy garden views and natural light year-round.





### Sitting Room

19'0 x 12'2 Max (5.79 x 3.71 Max)

The sitting room is a spacious and inviting area featuring polished wooden floorboards and a charming fireplace flanked by built-in shelving units. Two sets of French doors flood the room with light and provide direct access to the garden terrace, creating an ideal space for relaxing or entertaining guests.

### Principal Bedroom

14'9 x 9'6 (4.50 x 2.90)

This bedroom is a bright, airy space with high ceilings and exposed wooden beams adding character. Light wood flooring complements the neutral walls, and a window offers pleasant views outside. Upon entering the room a door to the right leads through to a separate walk-in dressing room and a door to the left to the ensuite bathroom, enhancing the room's functionality and comfort.

### Bedroom 2

11'8 x 9'6 (3.56 x 2.90)

This bedroom enjoys plenty of natural light and features light wood flooring with neutral walls, creating a fresh and airy feel. A dormer window adds charm and offers views over the surrounding area, while the room's layout provides ample space for bedroom furniture.

### Bedroom 3

9'0 x 7'10 (2.74 x 2.39)

A smaller bedroom with a simple layout, this room is bright and airy with light wood flooring and neutral walls. A window provides natural light and views, making this an ideal space as a single bedroom, nursery, or study.

### Family Bathroom

The bathroom features a spa bath with an overhead shower and glass screen, framed by fully tiled walls that give the space a bright, modern look.

### Bedroom 4 (Annexe)

13'0 x 9'0 (3.96 x 2.74)

This bedroom has a bright and welcoming ambience with light wood flooring and cream walls. Natural light enters through a dormer window, and the room features exposed wooden beams for added character, ideal for use as a bedroom or study.

### Kitchen/Sitting Room (Annexe)

14'9 x 9'4 (4.5m x 2.84m)

Accessed from the main hallway up the first flight of private stairs and into the generous open plan kitchen/sitting room with a window to the front aspect. A range of kitchen eye and base level units with a sink and cooker hob over.

### Annexe Bathroom

A modern 3 piece suite providing a low level bath, pedestal wash hand basin and wc. With tiled surrounds and floor.

### Garage

33'10 x 9'4 Max (10.32 x 2.84 Max)

The garage is a generously sized space with external access. It offers ample room for parking and storage, connected directly to the utility room for ease of use.

### Rear Garden

The rear garden is a private and well-maintained space bordered by mature trees and hedging. A paved terrace area is perfect for outdoor seating, leading onto a lawn with neatly trimmed shrubs and a peaceful atmosphere ideal for relaxing or entertaining.

### Disclaimer

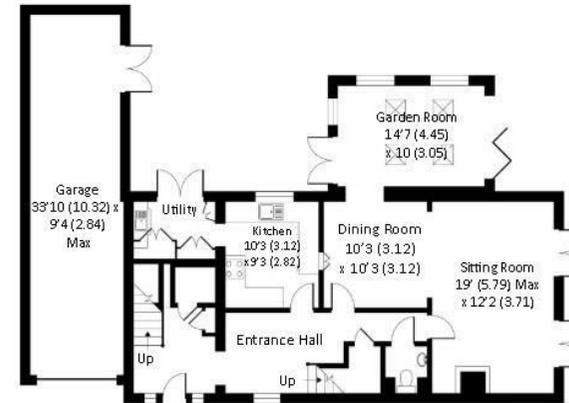
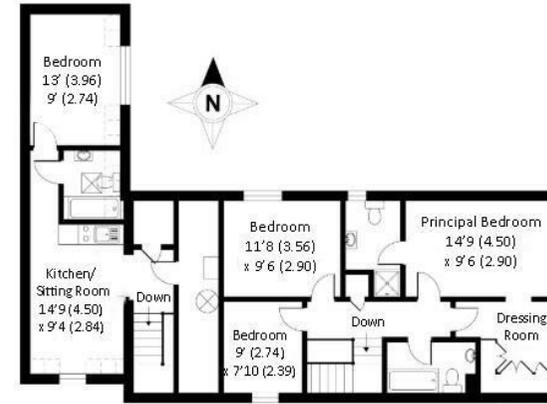
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



- 4 spacious bedrooms
- 2 modern bathrooms and 1 en suite
- 3 reception rooms
- Annexe/home studio
- Immaculate condition
- Beautifully decorated throughout
- Tandem length integral garage
- Double glazing
- Highly sought after Kingston St Mary village
- Viewing recommended

Council Tax Band F

EPC Rating C



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