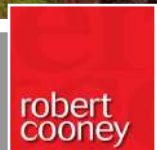




Summerhayes Rumwell, Taunton TA4 1EJ





This fine, principally Georgian family house with elegant, well-proportioned reception rooms is set in beautifully landscaped gardens of over 0.6 acre and is situated just 2.5 miles from the centre of Taunton. Summerhayes provides extensive flexible accommodation for potential multi-generational living with 3 receptions rooms and 6 bedrooms





## Features

- Entrance Hall with solid oak floor
- Drawing Room / Living Room with Minster fireplace, Chesney gas fire, and French doors to garden
- Garden Room with French doors to garden
- Dining Room with high iron mantelpiece
- Cloakroom
- Fitted Kitchen / Breakfast Room with bespoke hand painted cabinets, solid oak work surfaces, four oven electric Aga, central island with granite work surface, under counter oven, underfloor heating within polished slate flooring and door to garden
- Family Room leading to Utility Room, 2 bedrooms and bathroom on the first floor which could provide an ideal self-contained annexe
- Boiler Room
- Master Bedroom with Ensuite Bathroom with slipper bath
- 3 further Bedrooms
- Dressing Room
- Family Bathroom with walk-in shower
- Beautifully landscaped gardens of over 0.6 acre
- Gravelled entrance with garage and ample driveway parking
- Heated swimming pool with pergola and summerhouse with a six seater hot tub and a double sided woodburning stove
- Council tax band G





Within the grounds is a secluded heated swimming pool measuring 12m x 6m heated by a gas fired boiler with a deep pergola / summerhouse providing an excellent entertaining space with six seater hot tub, double sided woodburning stove and ample room for a dining table and easy chairs. There is also a garage, car port and ample driveway parking.

















Summerhayes is situated in the hamlet of Rumwell, a short walk to Rumwell Farm Shop for excellent day to day shopping. To the east within 2.5 miles, the County Town of Somerset, with a wide range of shops, restaurants, Brewhouse Theatre and Somerset County Cricket Ground.

The town benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town. The M5 motorway at junction 26 to the west, towards Wellington, enables easy access within the South West and beyond.

A short distance to the south lies the Blackdown Hills Area of Outstanding Natural Beauty affording a number of footpaths and bridleways ideal for hacking and country walks.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's, Richard Huish Sixth Form College and nearby Queen's College.



# Summerhayes, Rumwell, Taunton, TA4 1EJ

Approximate Area = 4143 sq ft / 384.8 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 4312 sq ft / 400.5 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

**Robert Cooney**

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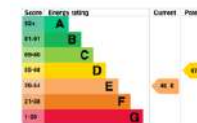
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Cooney. REF: 1169821



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**

