



Oakwood House, 1A Haines Hill Taunton TA1 4HN



A classic 5 bedroomed, South facing, semi-detached Grade II Listed Victorian townhouse arranged over four floors in one of Taunton's most desirable areas, very well presented throughout with superb extended kitchen / breakfast room, 3 bathrooms, basement games room, private enclosed garden and parking.







## Features

- Entrance Hall with oak flooring
- Living Room with woodburner and window shutters
- Sitting Room with woodburner
- Fitted Kitchen / Dining Room with granite worksurfaces, vaulted ceiling, Velux windows, range style cooker and door to garden
- Cloakroom with stairs to Basement
- Basement with Games Room, Wine Cellar and Utility Room
- Master Bedroom with Ensuite Bathroom with separate shower
- 2 further Bedrooms on 1<sup>st</sup> floor, Bedroom 2 with fitted wardrobes
- Shower Room
- 2 further Bedrooms on 2<sup>nd</sup> floor
- Shower Room
- Useful Loft Room
- Private enclosed garden with covered entertainment area and wood store
- Ample driveway parking
- Gas central heating
- Castle School Catchment
- Council tax band G
- What3words:  
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Oakwood House is situated within easy reach of the centre of Taunton, the County Town of Somerset and within walking distance of Vivary Park.

The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton 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.

Taunton offers a good selection of schools including Bishop Henderson and Parkfield primaries, the Castle School and Richard Huish Sixth Form College.





# 1A Haines Hill, Taunton, TA1 4HN

Approximate Area = 3348 sq ft / 311 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Robert Cooney. REF: 1343813

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