



CHEDDON CORNER

Upper Cheddon, near Taunton, Somerset



AN ELEGANT AND STYLISHLY PRESENTED GEORGIAN HOUSE

With stunning gardens and grounds enjoying exceptional privacy in a peaceful hamlet near Taunton

Summary of accommodation

Ground Floor: Reception hall | Inner hall | Cloakroom | Dining hall | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility room

Lower Ground Floor: Family/cinema room | Gym | Sitting room | Kitchen | Two bedrooms | Bathroom | Shower room | Wine cellar | Strong room

First Floor: Principal bedroom/bathroom suite | Guest bedroom/shower room suite | Three further bedrooms and bathroom

Cottage: Cloakroom | Kitchen | Sitting room | Bedroom/shower room suite

Outside: Outbuildings including garaging with mechanics pit, workshop and garden store | Walled gardens

Formal lawns, terraces and parkland gardens | Swimming pool with shower and changing room

In all about 2.92 acres (1.18 hectares)

Distances: Taunton Town Centre 3 miles, Taunton Station 2.5 miles, M5 (Junction 25) 4 miles

(All distances are approximate)

Guide price: £2.25m

SITUATION

Upper Cheddon is a tiny hamlet in the rolling countryside just to the north of Taunton, close to the southern end of the Quantock Hills National Landscape area, and also to the beautiful Hestercombe House and Gardens, with its 50 acres of classical gardens, woodland walks and restaurant and café.

The village of Cheddon Fitzpaine is less than a mile away offering a primary school, village hall and an active community. The County Town of Taunton has a comprehensive selection of shopping, cultural, leisure and sporting facilities, including supermarkets, cinemas, theatres and hospital, as well as being home to Somerset County Cricket Club. There is secondary state schooling, Richard Huish College and private education with King's, Queen's and Taunton Schools. In addition there is Wellington School and Blundell's in Tiverton. There are golf courses in Taunton and at Oake Manor Golf Club.







The nearby Quantock Hills, with their heather clad moorland and wooded valleys, provide many opportunities for walking, riding etc. on the doorstep and, within easy reach to the north, is the lovely West Somerset coast, including such places as Watchet, with its delightful harbour, and picturesque Dunster with its historic Castle. Further to the west are the Brendon Hills and Exmoor, renowned for their beautiful scenery.

In Taunton there is access to the M5 motorway at Junction 25 and a station with mainline connections to London (Paddington – 2hours). Bristol Airport is about an hour's drive and Exeter Airport about 45 minutes.

THE PROPERTY

Cheddon Corner is a fine Georgian family home of classic design and proportions, with its pretty, symmetrical facade, hipped roof and sash windows, situated on a quiet country road in a peaceful and private location, within a tiny hamlet close to Taunton. The house is Listed as being of architectural or historical interest, Grade II, and stated as being early 19th century.



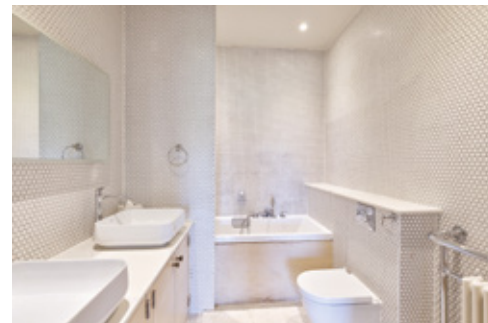


The interior combines the beautifully proportioned, high-ceilinged rooms, with many features typical of the architectural period, with the comforts of modern living with high quality contemporary fixtures and fittings, therefore creating a gorgeous, luxurious and spacious family home.

Electronic gates open to the large gravel parking and turning area in front of the house and the entrance porch leads through to the fine reception hall providing natural light and with its distinctive interior design, including a beautiful fireplace with a woodburner and ornate cornicing. To one side the dining room leads through to the sitting room with a woodburner and on to the study.

On the other side of the reception hall is the delightful, spacious and light dining hall with bi-fold doors out to the terrace and summerhouse overlooking the stunning gardens. The kitchen/breakfast room forms the heart of the house and provides a gorgeous, open-plan, family space taking full advantage of the views towards Hestercombe House and surrounding countryside and natural light. A stylishly designed glazed extension provides an informal dining area with full height sliding doors out to a terrace balcony with views over the gardens and countryside offering an idyllic spot for outdoor dining and sitting. The kitchen, in two sections, has high quality fittings throughout including Miele ovens with warming trays and steam oven. Next to the kitchen is the large utility room.

The lower ground floor is accessed via two staircases and has a separate entrance at the rear of the house. Mostly it is above ground and therefore enjoys plenty of light. The brick floored entrance hall leads to the family room/playroom and, straight ahead, is the wine cellar with wine bins. There is also a bedroom with built-in wardrobes and exposed wooden flooring, bathroom, beautifully designed kitchen and sitting room with fireplace with a woodburner and bi-fold doors to the terrace and gardens. There is another bedroom and shower room and, in addition, a large gym with full height, glazed, sliding doors providing lovely views of the garden.





Cottage



Cottage



Cottage

The main staircase rises via a half landing with views over the surrounding countryside towards Hestercombe, and, off the large landing, are the bedrooms, all with built-in wardrobes. The principal bedroom has a fireplace with a woodburner and a dressing room leading into the ensuite bathroom with both bath and shower.

Accessed via a path from the main gates, past the walled garden, and adjacent to the main house, is the charming cottage with a door out into the walled garden. On the ground floor is the fitted kitchen and bedroom/shower room suite and, on the first floor, the sitting room with woodburner and double doors to a balcony overlooking the walled garden.



Opposite the cottage is a useful and attractive range of outbuildings including garage/machinery store, garden store, large workshop and an additional garage.

The extensive gardens around Cheddon Corner provide an idyllic setting and protect its privacy, with large formal lawned garden with plant borders and expansive parkland style grounds with mature trees. The walled garden is a particular feature with productive vegetable beds, rose beds and fruit trees and the high wall ensures shelter and privacy, alternatively with the necessary permissions the area could be transformed into an atmospheric tennis court and leisure area linked to the adjoining swimming pool located in another walled in area with paved surrounds, terrace area and shower and changing rooms.

PROPERTY INFORMATION

Tenure: Freehold

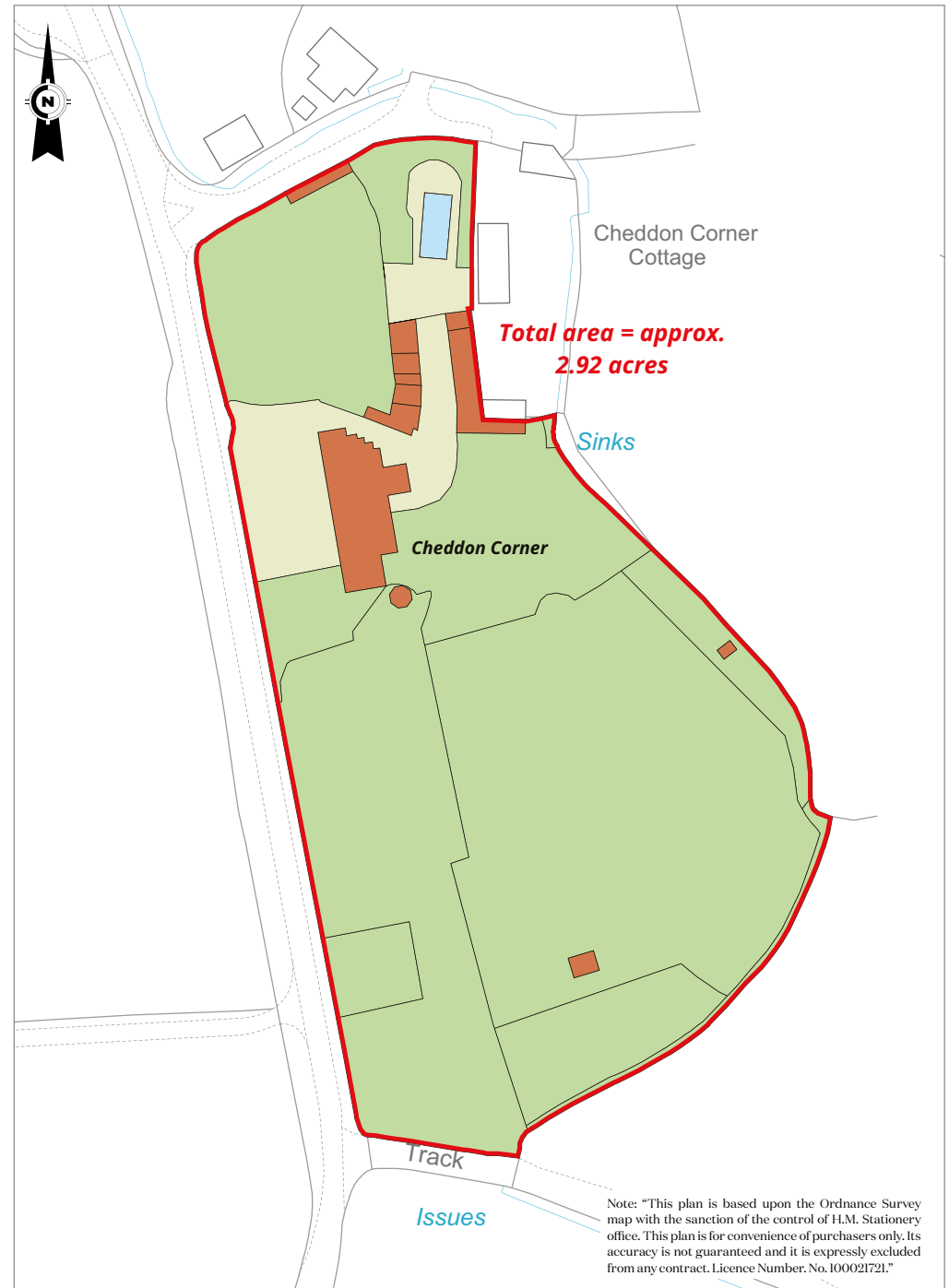
Services: Mains electricity and water. Private drainage. Oil fired heating.

Local Authority: Somerset Council 0300 123 2224

EPC: E

Council Tax: Cheddon Corner: Band H | Cottage: Band C

Directions: TA2 8LB





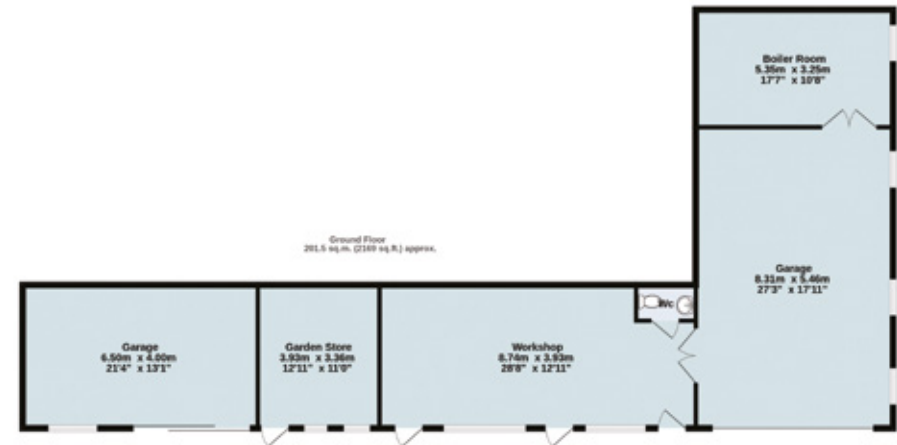
1st Floor
140.7 sq.m. (1514 sq.ft.) approx.



Ground Floor
224.3 sq.m. (2414 sq.ft.) approx.



Lower Ground Floor
182.9 sq.m. (1969 sq.ft.) approx.



Ground Floor
211.6 sq.m. (2280 sq.ft.) approx.



1st Floor
18.1 sq.m. (195 sq.ft.) approx.

Approximate Gross Internal Area
House: 547.9 sq.m. (5897 sq.ft.)
Outbuildings: 217.6 sq.m. (2342 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

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