

WILD OAK HOUSE

TRULL, TAUNTON, SOMERSET



JACKSON-STOPS



WILD OAK HOUSE
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A PARTICULARLY HANDSOME PERIOD HOUSE OFFERING
ELEGANT AND SPACIOUS ROOMS AND A GARDEN APARTMENT
SET IN A HIGHLY CONVENIENT SETTING



DISTANCES (approximate)

TAUNTON CENTRE 1.5 MILES

M5 MOTORWAY (J25) 4 MILES

EXETER 36 MILES

BRISTOL 50 MILES

SUMMARY

- Entrance Vestibule
- Reception Hall
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Playroom/Snug
- Drawing Room
- Sitting Room
- Principal Bedroom
- Four Further Bedrooms
- Shower Room
- Family Bathroom
- One Bedroom Garden Apartment
- Garden/Games Room
- Pillared Entrance Drive
- Lawned Gardens
- Partly Walled Rear Enclosed Garden



THE LOCATION

Wild Oak House occupies a highly convenient setting along Honiton Road within, what would be considered by most, one of the best residential areas of Taunton, being within walking distance of the village amenities of Trull. With its ancient church, highly rated primary school, village inn, community hall, small garage and post office/convenience store. The area provides excellent education facilities with Queen's College being within easy walking distance from Wild Oak House, together with King's College, Taunton School and Richard Huish Sixth Form College also being within easy reach. Taunton itself has a good shopping centre with many of the well known high street names and can be reached by a local bus service. Taunton provides excellent sporting opportunities including the County Cricket Ground hosting some national and international fixtures, well respected golf clubs including Pickeridge, Vivary Park, Taunton Vale and a little further away Oak Manor. Taunton Racecourse is found towards the village of Corfe and provides regular seasonal meetings.

THE PROPERTY

Wild Oak House provides a good example of a Georgian village house, which is Listed Grade II and whilst appears to be detached it is in fact just attached to its neighbour. The house has provided an excellent family home for the present owners who have over the years updated and restored the property, taking care to preserve its character and period features. The house has an elegant reception hall with turning staircase and leads to three high ceilinged, well proportioned reception rooms including a dining room to the front of the house with cornice, window with shutters and a period fireplace. A good sized sitting room has a wooden mantelpiece and French doors out into the garden, whilst the drawing room lies on the other side of the tessellated tiled hall and has a period fireplace and shelved cupboard and window overlooking the gardens. The kitchen is found at the front of the house, which has recently been refitted with a range of wall and floor mounted cabinets with fireplace surround with inset Rangemaster style cooker with six ring gas hob. A door from the kitchen leads into an inner lobby with a gas fired boiler, a hot water cylinder and a further door into a snug/playroom with a utility room found beyond. The principal bedroom has a good range of fitted cupboards and there are four further bedrooms served by the family bathroom with slipper bath, pedestal wash basin and wc and a shower room. In addition to the main accommodation there is a garden apartment providing a reception room with kitchen area, well fitted with a range of storage cabinets, work surfaces and oven, a spacious shower room and double bedroom with two sets of hanging cupboards.



COMMUNICATIONS AND TRANSPORT

Communications are excellent with the M5 motorway, Junction 25 being within easy reach and provides fast and easy access to Exeter, Bristol and the Midlands. The mainline station at Taunton provides a regular train service to London, Paddington with trains due to arrive within an hour and forty five minutes on the fast service.

GARDENS AND GROUNDS

A pillared entrance with original gate leads into the property with lawned areas found either side of the drive. A pedestrian garden gate also leads into the property and has a path to the front door. A garden room/playroom, together with a cloakroom is found on the northern side of the house and has folding French doors to the rear gardens. The partly walled rear gardens enjoy all available sunshine, facing south and have a variety of mature trees including the weeping silver birch, holly, magnolia and flowering cherry. There are mixed borders with roses, a small pond and a garden door leading out into Wild Oak Lane. A terrace stretches across the rear of the house, provides a good entertaining space.

PROPERTY INFORMATION

Postcode: TA3 7JR.

Services: Mains water, electricity and drainage. Mains Gas. Gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk

Tax Band: G. **EPC Rating:** Exempt.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, carpets and curtains, garden ornaments etc are specifically excluded from the sale. Certain items maybe available by separate negotiation.

Viewing: By appointment with the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset. Telephone: 01823 325144.

Photographs taken and Details prepared July 2024.

For sale by private treaty with vacant possession on completion.

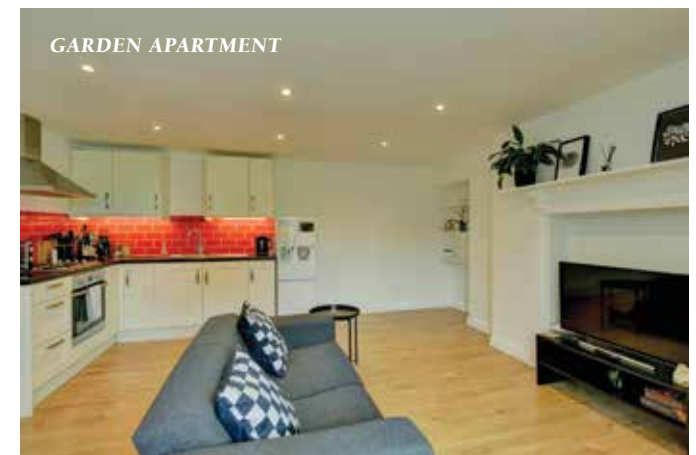
LOCAL DIRECTIONS (POST CODE: TA3 7JR)

Proceed out of Taunton in a southerly direction along Honiton Road. You will pass Queen's College on the right hand side and just a little further on, look out to the left for Wild Oak Lane, take this turning and Wild Oak House will be seen immediately on the right hand side.

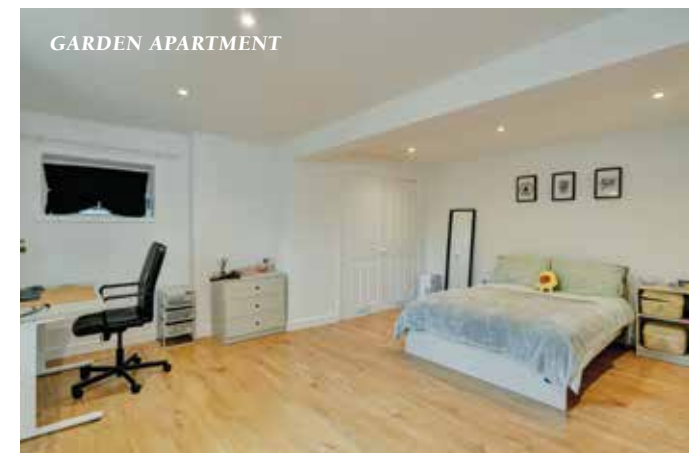




GARDEN APARTMENT

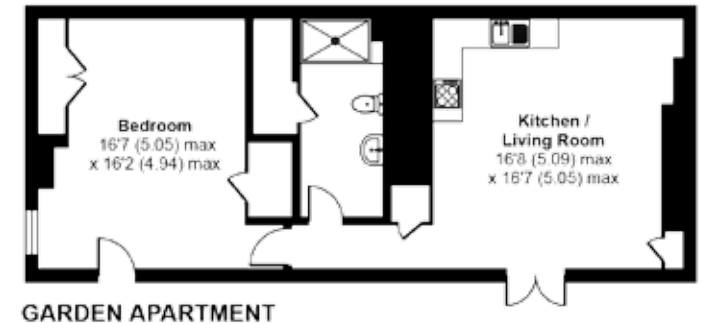


GARDEN APARTMENT



Approximate Area = 4090 sq ft / 379.9 sq m
 Outbuilding = 280 sq ft / 26 sq m
 Total = 4370 sq ft / 405.9 sq m

NB. This Floor Plan is for illustrative purposes only.
 All dimensions are approximate.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



TAUNTON

01823 325144

taunton@jackson-stops.co.uk
jackson-stops.co.uk

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