

THE GROVE

HOPE CORNER LANE, TAUNTON, SOMERSET



JACKSON-STOPS



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A beautifully presented and extended Edwardian villa with an excellent combination of reception space and bedrooms set in secluded gardens.



DISTANCES (approximate)

TAUNTON 1.8 MILES

M5 MOTORWAY (J25) 3.8 MILES

EXETER 41 MILES

BRISTOL 49 MILES

FEATURES

- Arched Recessed Entrance Porch
- Reception Hall
- Drawing Room
- Morning Room
- Cloakroom with Shower
- Dining Room/Study
- Extensive Kitchen/Dining/Sitting Room
- Utility Room
- Boiler Room
- Boot Room
- Principal En-Suite Bedroom
- Four Further Bedrooms
- Family Bathroom with Shower
- Private Drive
- Double Garage
- Home Office/Gym/Workshop
- Extensive Lawned Gardens
- Kitchen Garden
- Garden Store
- Greenhouse
- Covered Veranda
- Deep Terrace
- In all about 0.327 hectares (0.809 acres)



LOCATION

The Grove occupies a secluded setting yet is conveniently situated within a few minutes' drive of the centre of Taunton with its good range of shops, including many of the well-known high street stores. Taunton is well-known for its excellent schools both in the state and independent sectors. The Edwardian villa is within a few minutes' drive of Taunton School and King's Hall Preparatory School. Other schools include King's and Queen's Colleges and Richard Huish Sixth Form College. Taunton is also the home of the County Cricket Ground and many other sporting facilities are at hand including golf courses, fitness centres and gyms. Taunton is well served with good transport communications which includes a mainline station with fast trains to London scheduled to arrive at Paddington within an hour and forty-five minutes and Junction 25 of the M5 Motorway provides fast and easy access southwards to Exeter and northwards to Bristol and on to London via the M4.

THE PROPERTY

The Grove is a fine example of a detached Edwardian villa and exhibits many of the hallmarks of the period. The property has in recent years been extensively and carefully extended and refurbished to provide a wonderful family home with beautifully light and well-proportioned rooms. With high specification and good quality fittings the villa offers a pleasing arrangement of reception rooms, all leading off a welcoming central hallway with turning staircase. The rooms include a drawing room with a half circle bay window, three further windows and a handsome fireplace with gas fire; a morning room with lovely views down through the lawned gardens and a dining room, which is at present furnished as a study, with a handsome fireplace with a gas coal fire, plantation blinds and French doors that lead to the covered veranda and terrace. A cloakroom with shower is found off the hall and has a door into the boiler room. A well designed extension provides a magnificent kitchen/dining/sitting room that stretches across the rear of the house and includes an attractive sitting area with open fireplace with a gas stove and French doors to the garden and a dining area with ample room for a large dining table. The beautifully fitted kitchen includes a substantial central island that provides a central point for a five plate induction hob with a Neff extractor over and deep soft close pan drawers, two pyrolytic ovens with two warming drawers, steam oven and a microwave. There is down lighting, excellent work surfaces and a stable door into the well fitted utility room which has a door to the outside. The first floor landing leads to the principal bedroom which is particularly light with double aspect, with a walk-in wardrobe and a well fitted shower room. Four further bedrooms are good sized double rooms with good outlooks and a Travertine tiled bathroom has a particularly large bath and a walk-in shower.





COMMUNICATIONS

The M5 motorway can be joined at either Taunton (Junction 25) or Bridgwater (Junctions 23 & 24), providing fast and easy access to Exeter, Bristol and The Midlands and to London via the M4. Taunton has a main line railway station with fast trains scheduled to arrive at London Paddington within an hour and forty five minutes. Both Bristol and Exeter airports are within easy reach, providing flights to the continent and the USA, and for those wishing to travel to the continent via sea, there are ferry ports at Plymouth and Southampton.

GARDENS & GROUNDS

The Grove is approached by a private drive with electric double gates and sweeps up to the side of the property which opens up to provide excellent

parking. The lawned garden to the front is surrounded on one side by well stocked borders and on the other side is shaded by mature trees, including cypress, silver birch and flowering cherries. The double garage has electronically operated up and over doors. Wrought iron fencing offsets a deep terrace enjoying the morning sun and leads to the oak framed home office/gym/workshop. The gardens extending across the rear of this Edwardian villa are lawned, well secluded and have a feature wisteria set within a circular pagoda. The kitchen garden has raised beds and is found beside the greenhouse and a good sized garden store. A deep terrace is found to the rear of the house and is open to the west and provides excellent entertaining space. A further gate leads round to the west side of the house and has traditional upper and lower terraces, a rose bed and lawned areas.

The gardens and grounds amount to approximately 0.327 hectares (0.809 acres).









PROPERTY INFORMATION

Postcode: TA2 7NZ.

Services:

Mains water, electricity, gas and drainage. Private well water supply for the garden. Gas fired central heating. Solar panels provide hot water. Limited Cat 5 wiring. Sky satellite.

Local Authority:

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

Tax Band: G.

EPC Rating: C.

Contents, fixtures and fittings:

Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues, and curtains are specifically excluded

from the sale. Carpets are included and certain items may be available by separate negotiation.

Viewing:

Only by appointment with Jackson-Stops Taunton office. Telephone: 01823 325144.

Details prepared and photographs taken April 2026.

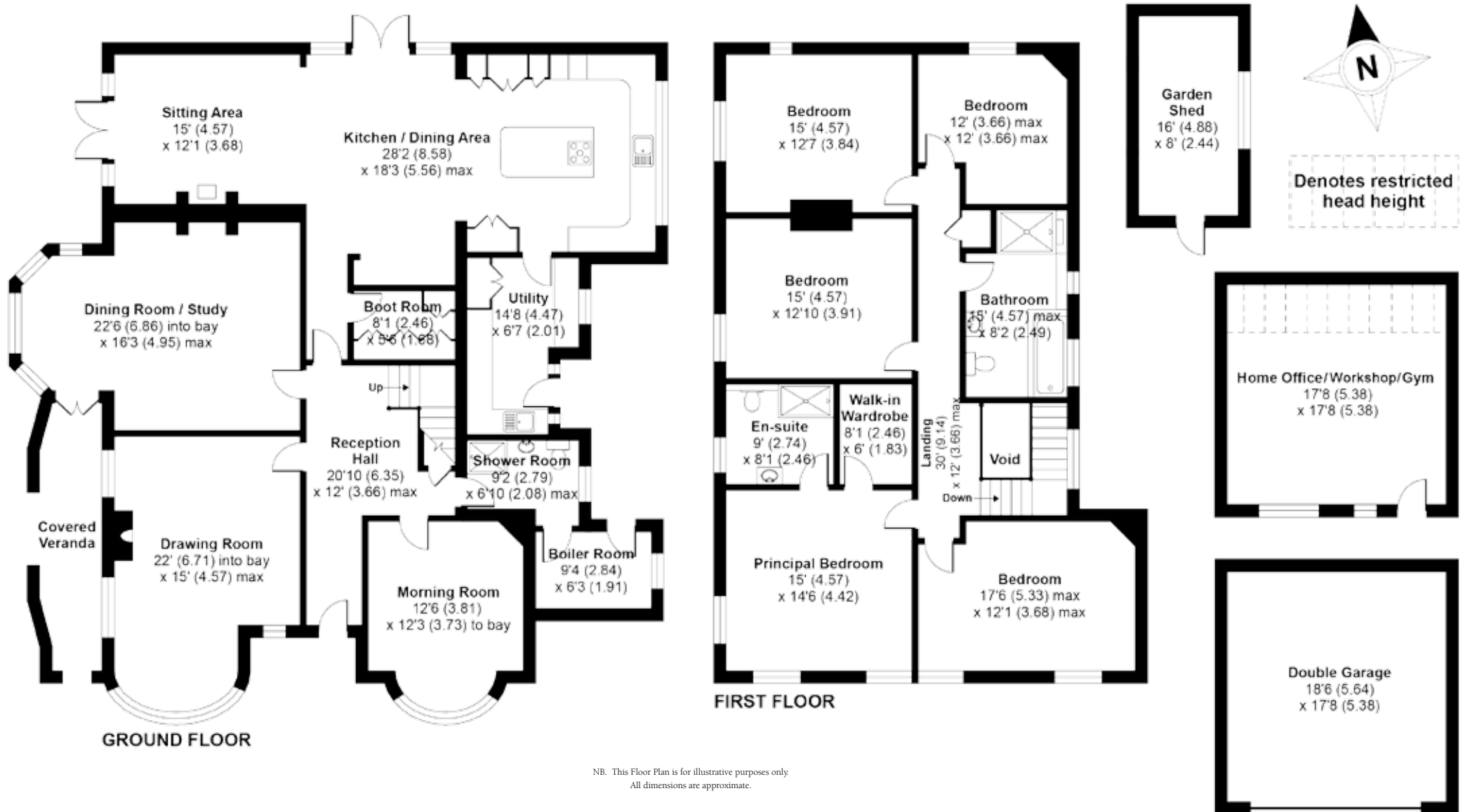
For sale by private treaty with vacant possession on completion.

LOCAL DIRECTIONS (POST CODE: TA2 7NZ)

From the centre of Taunton head north along Kingston Road having passed Taunton railway station. Within half a mile turn right into Hope Corner Lane then second left into Grove Drive then immediately right in front of the white house where you will see a sign pointing to The Grove.



Approximate Area = 3447 sq ft / 320.2 sq m (excludes garage and garden shed)



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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