



4 WOODSTOCK ROAD
TAUNTON, SOMERSET

JACKSON-STOPS 

4 WOODSTOCK ROAD, TAUNTON, SOMERSET

A PARTICULARLY HANDSOME DOUBLE FRONTED TOWN HOUSE OFFERING WELL ARRANGED AND MODERNISED FOUR BEDROOMED ACCOMMODATION WITH A TWO BEDROOMED ANNEXE LODGE OCCUPYING A HIGHLY CONVENIENT SETTING



DISTANCES (approximate)

TAUNTON 0.7 MILES

M5 MOTORWAY (JUNCTION 25) 5 MILES

EXETER 41 MILES

BRISTOL 49 MILES

SUMMARY

- Reception Hall
- Drawing Room
- Well Fitted Kitchen
- Boot Room/Utility
- Pantry
- Dining Area
- Office
- Sitting Room
- Principal En Suite Bedroom
- Three Further Bedrooms
- Family Bathroom
- 2 Bedroomed Annexe Lodge
- Off Street Parking
- Paved Gardens
- Kitchen Garden



THE LOCATION

4 Woodstock Road occupies a south facing position on this highly convenient road being within walking distance of the town centre, French Weir Park, Taunton School and the railway station. Hestercombe Gardens and the Quantocks and the Blackdown Hills, both designated as an 'Area of Outstanding Natural Beauty', are also easily accessible by car from this central location. Taunton is the county town of Somerset and offers a selection of award winning independent shops and cafes, a theatre, plus many well-known high street stores and restaurants including Bills, ASK and Zizzi. Taunton is also well-known for The Castle Hotel, the Taunton Flower Show and various Art Festivals which take place throughout the year. There are an excellent range of independent Nursery, Prep and Senior schools including Taunton School, King's College, Queen's College and the Richard Huish Sixth Form College. Taunton has excellent communications with mainline trains to London Paddington, fast trains scheduled to arrive within an hour and forty-five minutes. The M5 motorway Junction 25 provides fast, easy access to Exeter, Bristol, the Midlands and London via the M4. There are airports at both Exeter and Bristol, both within easy reach.

THE PROPERTY

This substantial four bedroom family house has in recent years been well modernized and restored and offers an excellent family house with additional annexe accommodation in the way of a well appointed two bedroom annexe lodge set within the rear garden. The main house has traditionally arranged accommodation with an attractive drawing room, a family kitchen with AGA and being well fitted with a range of built-in cabinets with an offset dining area and adjoining boot room/utility with adjoining pantry. The principal bedroom is a good size, has an en suite bathroom. Three further good size bedrooms and well fitted family bathroom.

GARDENS AND GROUNDS

A pedestrian garden gate leads into the front of the property with mature planting to either side. There is parking for a normal size family car to the side of the house and double doors, which open into a paved courtyard garden where there are two useful garden stores, the entrance to the annexe lodge, a terrace and a kitchen garden with raised beds, with a pedestrian gate leading out onto Staplegrove Road.

LOCAL DIRECTIONS (POST CODE: TA1 1EJ)

From the very centre of Taunton proceed along North Street continuing straight on at the first two sets of traffic lights and proceed along Staplegrove Road. Where the road bends round to a right hand bend look out for the first turning on the left into Woodstock Road and 4 Woodstock Road will be found on the right hand side.





PROPERTY INFORMATION

Post Code: TA1 1EJ.

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

Tax Band: E. **EPC Rating:** E.

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

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

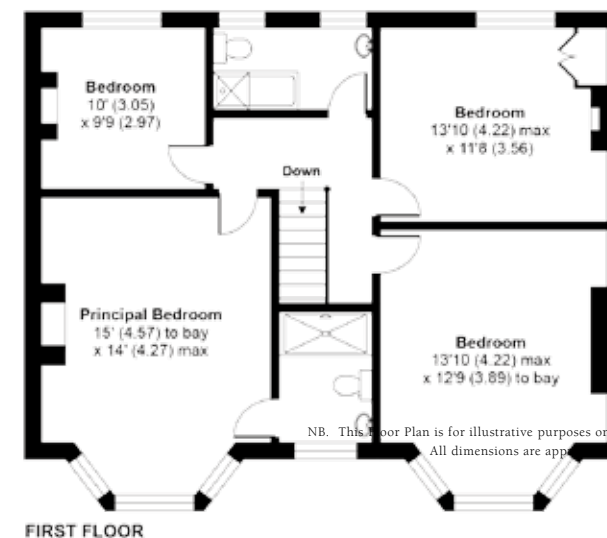
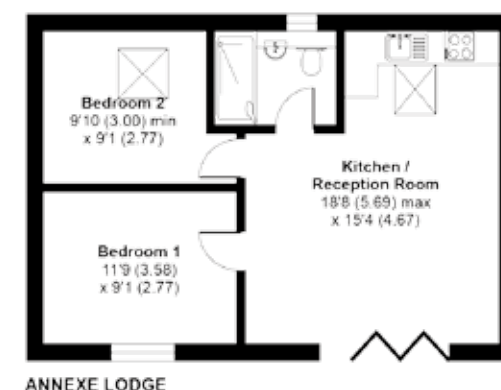
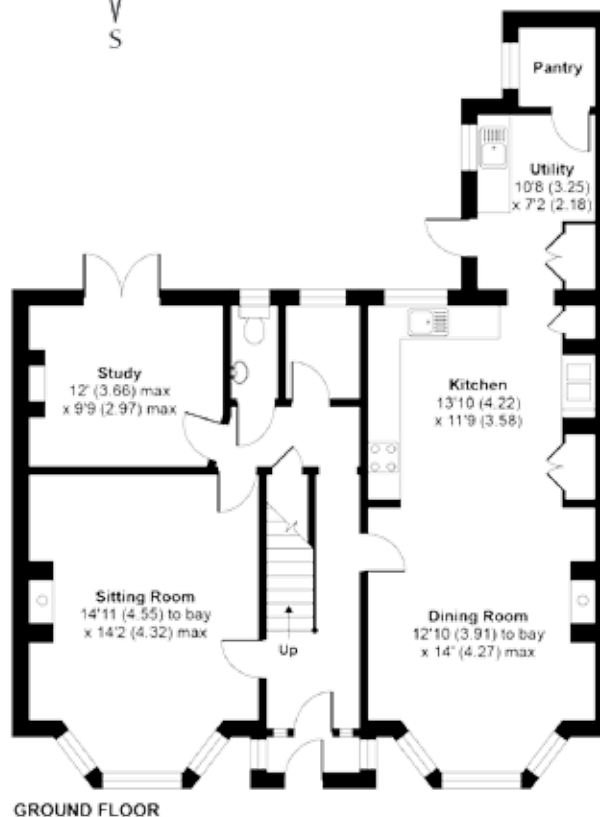
Viewing: By appointment with the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

Details prepared April 2025 and Photographs taken May 2025.

For sale by private treaty with vacant possession on completion.



Approximate Area = 1967 sq ft / 182.7 sq m
Annexe = 517 sq ft / 48 sq m
Total = 2484 sq ft / 230.7 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.

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