



GROVE HOUSE STAPLEGROVE,
TAUNTON, TA2 6AP

**GOODMAN
& LILLEY**







GROVE HOUSE STAPLEGROVE

TAUNTON TA2 6AP

OFFERS IN EXCESS OF £1,000,000

Occupying an enviable position beside the church in the heart of Staplegrove, this outstanding detached home combines the timeless elegance of Georgian and early Victorian architecture with the comfort and efficiency of modern construction.

Newly built and finished to an exemplary standard, the property offers beautifully proportioned accommodation arranged over two floors, with air source heat pump and underfloor heating throughout.

A striking entrance hall with engineered oak herringbone flooring leads to a bespoke sweeping staircase and galleried landing above. At the heart of the home lies a superb open-plan kitchen and dining room, thoughtfully designed with painted oak cabinetry, quartz worktops and a comprehensive range of integrated appliances. Doors open directly onto the garden, creating an effortless connection between indoor and outdoor living.

Three further reception rooms — including a double-aspect sitting room with limestone fireplace and high-efficiency gas stove — provide versatile and elegant living space. A utility room and ground floor shower room complete the accommodation at this level.

This outstanding new home will appeal to buyers who admire the classical architecture of Georgian and early Victorian properties but prefer the lower maintenance, modern efficiencies and reduced running costs of a newly built house. A rare opportunity to acquire a truly breathtaking family home that effortlessly blends period charm with contemporary living.

Ground Floor

A welcoming entrance hall sets the tone, featuring engineered oak herringbone flooring that flows through to a striking bespoke winding staircase, complete with oak handrails, chandelier and galleried landing above.

The heart of the home is the impressive open-plan kitchen and dining room, designed for both everyday living and entertaining. Large format textured stone-effect tiled flooring complements the painted oak wall and base units, finished with quartz worktops. The kitchen is exceptionally well equipped with three integral ovens, an induction hob, integrated dishwasher, and full-height separate fridge and freezer units. Double doors open directly onto the garden, creating a seamless indoor-outdoor connection and ample space for a large dining table.

The ground floor further benefits from three additional reception rooms, including a family room, a study, and a generous double-aspect lounge. Throughout this level, refined period detailing is evident with internal plaster corning and ceiling roses. The lounge is centred around a

limestone hearth and surround, fitted with a high-efficiency gas 'wood-burning' style stove, creating a warm and inviting focal point.

A contemporary shower room with WC and a separate utility room complete the ground floor accommodation.

First Floor

The first floor offers five well-proportioned bedrooms. The principal suite is a luxurious retreat, featuring a dedicated dressing room and a beautifully appointed en-suite bathroom. Two further bedrooms benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom.

Exterior

Externally, the home is rich in traditional detailing, including mouldings to the vertical sliding sash windows, eaves coving, banding courses, slate roofing with lead rolls, and a crown cornice enhancing the integral portico.

The property is approached via a driveway providing ample parking and access to a newly built attached double garage. The gardens extend to the side and rear of the house, offering privacy and space for outdoor enjoyment.

Location

The property occupies a particularly attractive position within Staplegrove village, adjoining the parish church and enjoying a peaceful yet highly convenient setting. The immediate surroundings

offer a blend of established residential homes and open green space, creating a distinctly village atmosphere.

Local amenities, including primary schooling, convenience stores and recreational facilities, are within easy reach, while Taunton town centre lies approximately 1.5 miles away, providing a comprehensive range of shopping, dining and leisure facilities. Taunton railway station offers direct services to London Paddington, and the M5 motorway is readily accessible, ensuring excellent connectivity.

The Quantock Hills, an Area of Outstanding Natural Beauty, are close at hand, offering superb opportunities for walking, riding and outdoor pursuits.

Services

Mains drainage, electricity, water

Gas supply (serving living room fire only)

Heating: Air source heat pump with underfloor heating to both floors



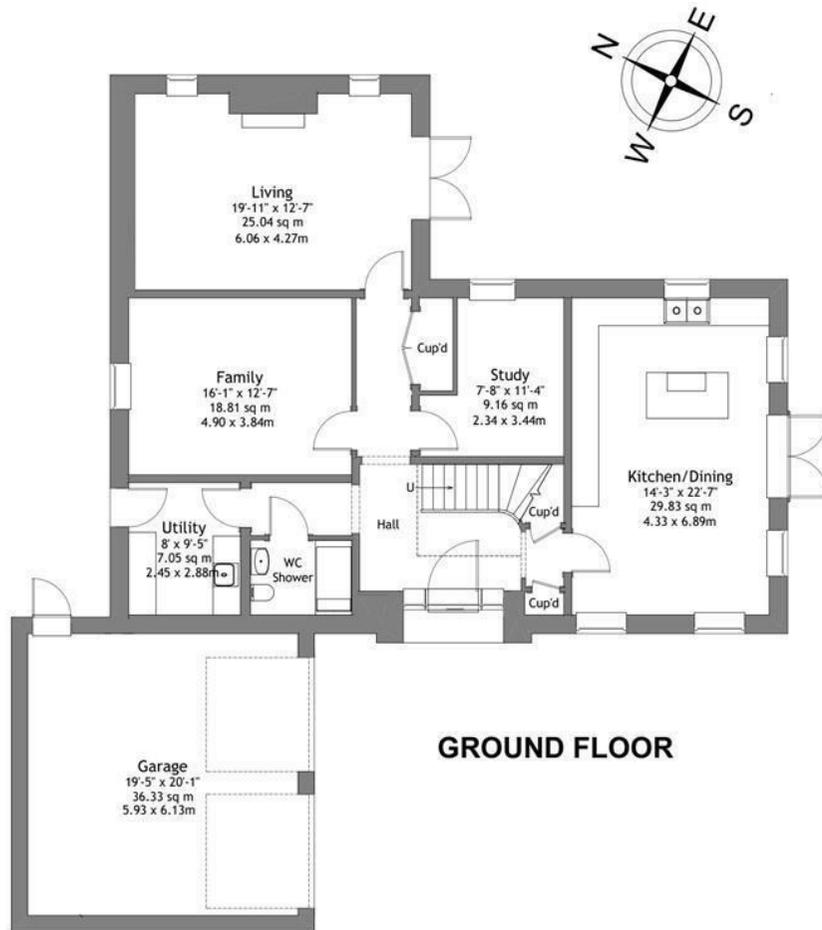
- Individually Designed New-build Home with Georgian and Victorian Influences
- Three Additional Reception Rooms
- Attached Double Garage With Driveway Parking
- Generous, High-quality Accommodation Throughout
- Principal Bedroom Suite with Dressing Room and En-suite
- Gardens Extending To The Side and Rear
- Impressive Open-plan Kitchen, Living and Dining Space
- Four Further Bedrooms, Two With En-suite Facilities



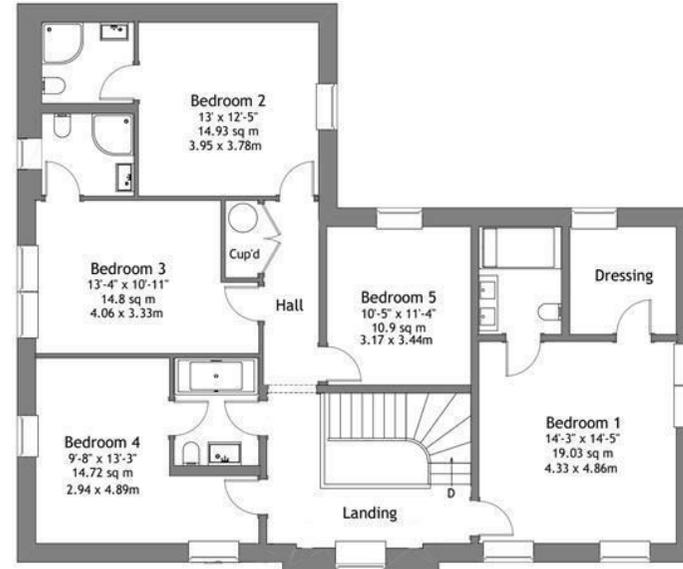


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GROUND FLOOR



FIRST FLOOR

GROVE HOUSE, MANOR ROAD, STAPLEGROVE, TAUNTON, SOMERSET, TA2 6AP.

Approximate gross internal area
3046 sq ft/ 283 sq m
(including garage)

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustration purposes only and not to scale.

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