



BURCHES PRIVATE ROAD,  
TAUNTON, TA3 7HA

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GOODMAN  
& LILLEY







# BURCHES PRIVATE ROAD

## TAUNTON TA3 7HA

# OFFERS IN EXCESS OF £1,000,000

Set within one of Taunton's most sought-after and exclusive addresses, this unique property presents a rare opportunity for redevelopment, extension, or complete transformation (subject to planning).

'Burches' - A detached three-bedroom home set centrally within its generous plot is approached via a privately owned road serving just five other properties, the home enjoys a sense of exclusivity, with a pillared entrance opening onto beautifully landscaped gardens, a sweeping driveway with turning circle, and ample parking.

Enjoying far-reaching views across the surrounding countryside, the property is well-presented yet ripe for enhancement. It has previously received planning permission for a substantial extension (now lapsed), and the approved plans are available for review — offering a glimpse into the full scope of what could be achieved.

### Accommodation

The property is entered via a welcoming reception hall which provides access to the integral double garage, the dining room, and a ground floor bathroom. The dining room enjoys a bright dual aspect with windows to the front and side, and features a turning staircase that rises to the first floor. There is also a useful understairs storage cupboard. Double doors lead through to a spacious sitting room, where a large bay window frames beautiful views over the gardens and rolling countryside beyond. An open fireplace at one end of the room creates a warm and inviting focal point. The kitchen is fitted with a range of matching wall and base units and also benefits from dual aspect windows, allowing plenty of natural light. A door leads to a walk-in larder, providing excellent storage, and another door opens to the rear garden. Upstairs, there are three generously proportioned bedrooms, all offering pleasant outlooks. A separate WC serves the first floor, complete with a washbasin and bidet.

Attached to the house is a double garage with internal access from the hall. Stairs within the garage lead up to a loft room above, offering further potential for conversion or storage, subject to any necessary consents.

### Grounds & Outbuildings

The landscaped gardens surrounding Burches have been lovingly maintained and are a true feature of the property. Predominantly laid to lawn and bordered by mature hedging and a variety of specimen trees—some of which are magnificent

mature oaks—the gardens provide a tranquil, park-like setting.

A deep paved terrace wraps around the house, capturing the stunning open views. Additional features include:

Timber Summerhouse with paved terrace

Detached Garage/Workshop with up-and-over door

Generous Driveway & Turning Circle with parking for multiple vehicles

The property also owns the driveway and an area of garden adjoining Honiton Road. Access over the drive is granted to the neighbouring residences on Private Road.

### Location

Tucked away in the highly sought-after village of Trull—just two miles south of the county town of Taunton—this prime address combines seclusion with convenience. Private Road is an exclusive residential lane with limited traffic, lined with a small number of substantial properties, all enjoying generous plots and mature landscaping. Trull itself offers a charming village lifestyle with a strong sense of community and a selection of everyday amenities including a well-regarded primary school, village stores and post office, a pub, hair salon, garage, community centre, and access to an extensive network of footpaths leading into the surrounding countryside and the Blackdown

Hills—an Area of Outstanding Natural Beauty.

Taunton provides an excellent array of independent and high street retailers, cafés, restaurants, and cultural facilities, along with several notable schools in both the state and private sectors. The town also benefits from excellent transport links including direct trains to London Paddington (from 1hr 40mins), easy access to the M5 motorway, and proximity to international airports at Bristol and Exeter.

### Services

Mains electricity, water, and drainage

Oil-fired central heating

Ultrafast broadband available (Ofcom)

Mobile coverage indoors/outdoors with EE; outdoors with other providers (Ofcom)

Please note: services have not been tested by the agents.

### Directions

From Taunton, take Trull Road. After Gatchell Meadow, turn right into Private Road. Continue to the very end where Burches is discreetly positioned behind a gated entrance.



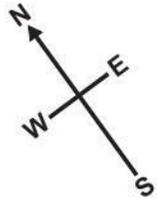
- Exceptionally rare opportunity in a sought-after location
- Elevated position with outstanding panoramic views
- Double garage with ample driveway parking
- Viewings by strict appointment
- Significant potential to extend, modernise, or rebuild (STPP)
- Private ownership of the driveway
- Offered with no onward chain
- Generous plot of approximately 1.35 acres
- Three bedrooms, two reception rooms, and a kitchen/breakfast room
- Council Tax Band: G





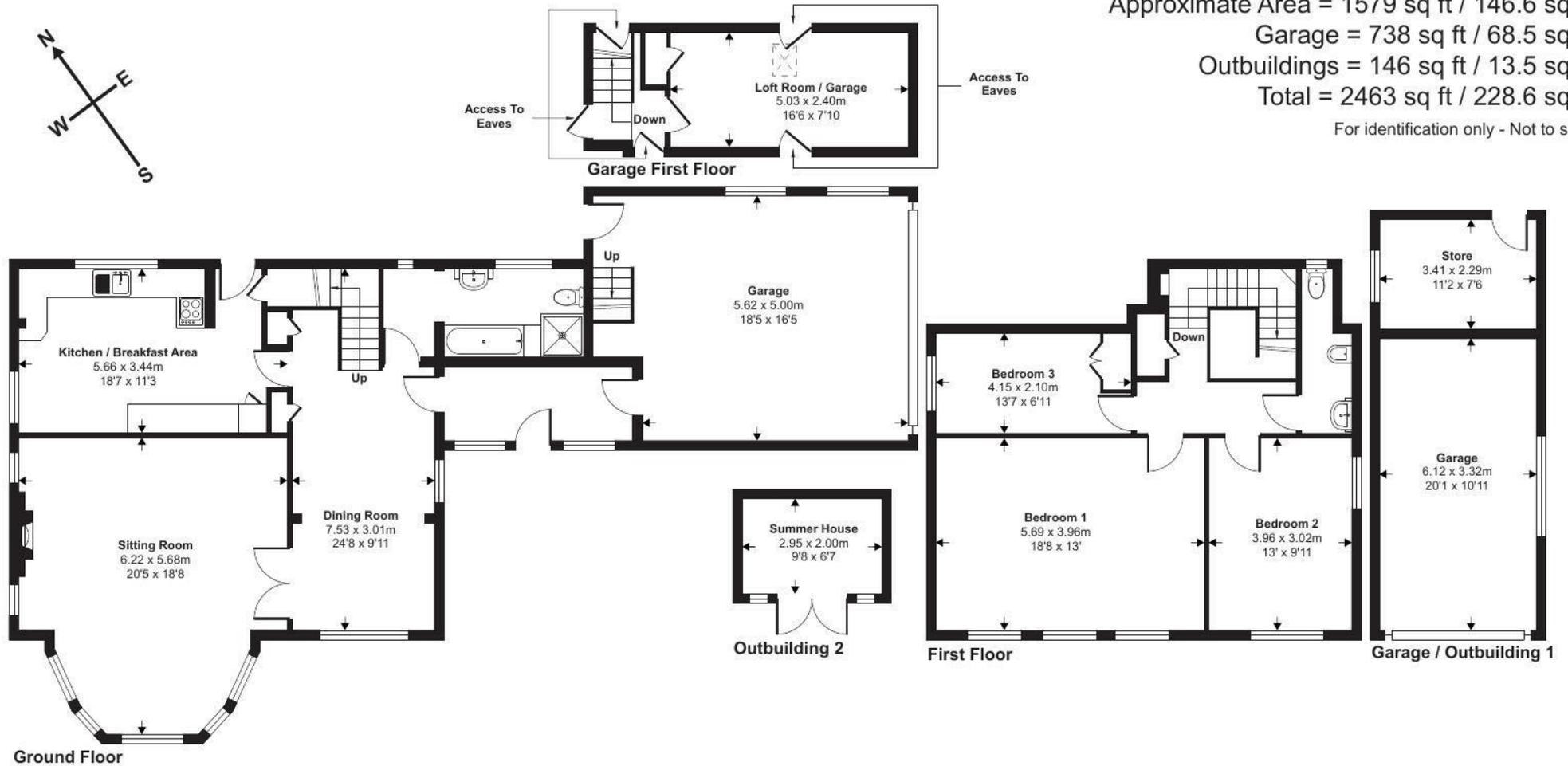
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Approximate Area = 1579 sq ft / 146.6 sq m  
Garage = 738 sq ft / 68.5 sq m  
Outbuildings = 146 sq ft / 13.5 sq m  
Total = 2463 sq ft / 228.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Stags. REF: 1256394

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