

# Cheddon Corner, Taunton, Somerset





A juxtaposition of **Georgian elegance and stylish interior design** in this exceptional family home, nestled in established and private gardens with ancillary accommodation, swimming pool and outbuildings.

## Summary of accommodation

**Ground floor:** Porch | Reception hall | Dining hall | Dining room | Sitting room | Study | Open plan kitchen and breakfast room | Utility room | Cloakroom

**Lower ground floor:** Separate entrance | Entrance hall | Family room | Sitting room | Kitchen | Bedroom | Bathroom | Wine cellar

Further bedroom and shower room | Gym

**First floor:** Principal bedroom with en suite bathroom | Guest bedroom with en suite shower room | Three further bedrooms | Family bathroom

**Cottage:** Entrance lobby | Kitchen | Bedroom with en suite shower room | Cloakroom | Sitting room

**Outbuildings:** Boiler room | Garaging | Garden store | Workshop | Pump room

**Gardens and grounds:** Walled garden with productive beds | Formal lawns | Stone terraces | Swimming pool with shower and changing room

In all about 2.92 acres

## Distances

Taunton 2.7 miles (London Paddington 1 hour 45 minutes), Bristol Airport 38 miles

(All distances and times are approximate)



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## Situation

Cheddon Corner sits behind elegant electric gates in a private position in a highly sought after location close to Taunton. The house is surrounded by beautiful mature gardens, including an abundance of majestic trees that give the house a good level of privacy.

Cheddon Corner sits in the foothills of the Quantock Hills AONB and is less than 3 miles from the county town of Taunton where an extensive range of shopping facilities, restaurants and leisure facilities can be found.

Taunton is well known for the quality of its schooling, with Kings Hall (just over 1 miles from Cheddon Corner), Kings College, Queens College and Taunton School all situated within the town. Slightly further afield but still within easy reach are Wellington School, Blundell's in Tiverton and Millfield.

Taunton has excellent communication links with a fast train to London Paddington taking from 1 hour 45 minutes and the M5 motorway junction 25 giving access to London and the South East as well as Exeter and the South West.



## Cheddon Corner

Cheddon Corner is a classic Grade II listed Georgian house of superb proportions, tucked away in a quiet and private spot less than three miles from Taunton. The house combines elegant and stylish interior design with practicality, ensuring it is the ideal family home. This stunning home spans across three levels, as well as a charming cottage that overlooks the walled garden.

Elegant electronic gates lead to a the large gravel parking and turning area in front of the house. The façade of the house boasts classic Georgian features, such as sash windows and an inviting entrance porch.

The grand reception hall sets the tone for the rest of the house with high ceilings, plenty of natural light and startling interior design. The reception hall doubles as a sitting room, complete with a beautiful fireplace with a wood burner and intricate cornicing. To the left of the entrance hall is a dining room that leads through to a snug/ bar with a wood burner, and beyond that is a home office, providing the perfect space to work from home.

To the right of the reception hall, is a large and wonderfully bright dining hall with bifold doors that lead to a stone terrace with a barbecue area and summer house that overlook the formal lawns and parkland-like gardens.

The kitchen forms the heart of the home and the current owner has painstakingly remodelled this wonderful open plan family space to take full advantage of the views and natural light. An elegantly designed glass extension gives space for an informal dining area with views over the gardens thanks to its elevated position and floor to ceiling sliding doors that lead onto a balcony for outdoor dining. The kitchen is in two parts, ensuring there is ample space for food preparation and storage. The latest appliances are fitted throughout, with built in Miele ovens mounted into the attractive units, including warming trays and a steam oven. Next to the kitchen, and neatly tucked away to the rear of the house is the large utility room with plenty of space for washers and dryers as well as floor to ceiling built in wardrobes.



The lower ground floor is accessed via two staircases from the ground floor and has its own separate entrance at the rear of the house. Thanks to the topography, the lower ground floor is mostly above ground, and as a result there is plenty of light. Upon entering the brick floored entrance hall leads to a family room/playroom that could also serve as a bedroom, while straight ahead is the wine cellar, complete with original wine bins. Across from the family room/playroom, is a bedroom with built-in wardrobes and beautiful wooden flooring beyond which is a bathroom, beautifully designed kitchen and sitting room. The sitting room features a fireplace with wood burner and bifold doors opening onto a stone terrace overlooking the gardens. This area of the house lends itself perfectly as a self-contained annexe for guests, family members or live in staff.

In addition, the lower ground floor offers a large gym with floor-to-ceiling, sliding glass doors that provide stunning views of the garden, as well as another bedroom and a separate shower room.

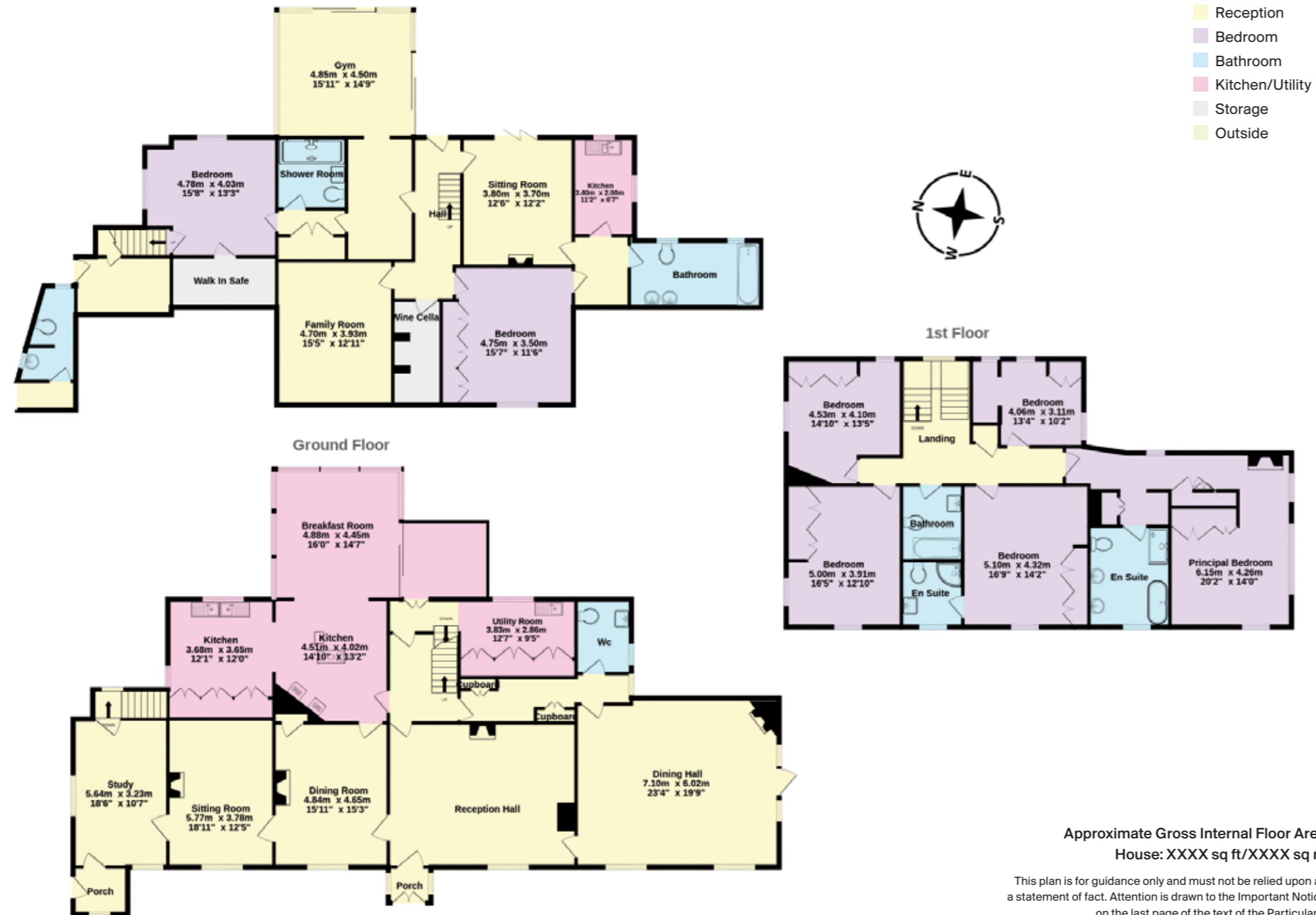


The main staircase to the first floor features a stunning sash window on the half landing giving views over the surrounding countryside towards Hestecombe. The large landing area leads to the beautifully appointed bedroom accommodation. Immediately noticeable is the extent of the storage, with every room featuring large built in wardrobes. The principal bedroom features a dressing area that leads into an en suite bathroom with a separate shower. The bedroom also boasts a fireplace with a wood burner and floor-to-ceiling wardrobes built-in on two sides, with exposed brickwork around the wood burner.



Lower Ground Floor

Lower Ground Floor



Approximate Gross Internal Floor Area  
House: XXXX sq ft/XXXX sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Cottage

## The Cottage

The charming cottage adjacent to the main house is accessed via a pathway that leads from the main gates, past the walled garden. The entrance lobby has a second door that leads straight out to the walled garden, a lovely design that gives the occupants direct access to enjoy the established and productive kitchen garden. Steps lead down into the kitchen, complete with an induction hob and central island. Beyond the kitchen is a bedroom with an en suite shower room, while the first floor contains a sitting room with a wood burner and double doors that lead out to a balcony overlooking the walled garden.

## Gardens, grounds and outbuildings

Opposite the cottage is a selection of useful and attractive outbuildings including a garage/machinery store, garden store, a large workshop and an additional garage.

The gardens surrounding Cheddon Corner compliment the house perfectly. The mature trees and borders protect the privacy of the house, and there are numerous areas of the garden for outdoor entertaining, children's play areas and large expanses of lawn in a parkland-like setting.



## Approximate Gross Internal Floor Area 217.6 sq m (2342 sq ft)

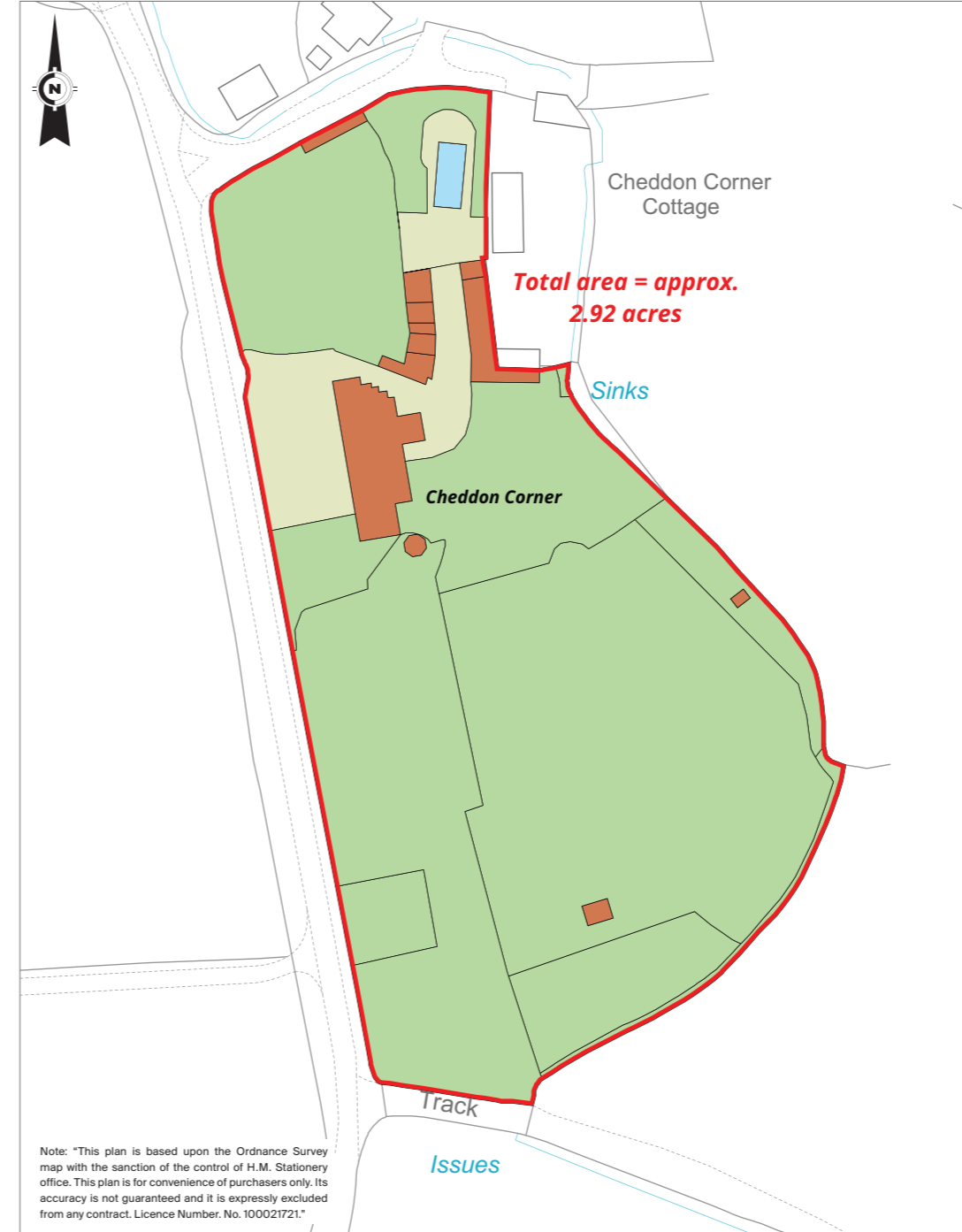
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The walled garden is a superb feature of the property with a number of productive vegetable beds, rose beds and fruit trees, all interspersed with paved pathways. The high wall ensures it is both sheltered and private.

The land extends to about 2.92 acres in total.



## Services

Oil fired central heating and hot water. Mains electricity and water. Private drainage.

## Property information

Tenure: Freehold

Local Authority: Somerset County Council

Council Tax: Cheddon Corner – Band H, Cottage – Band C

EPC Rating: Cheddon Corner – G



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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