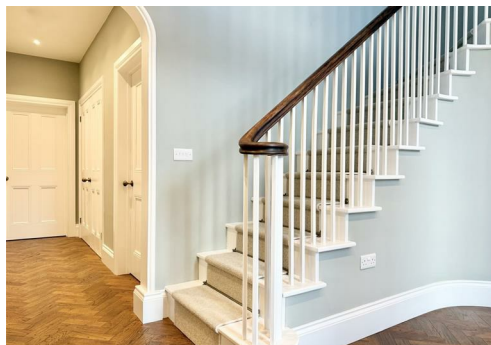




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Grove House





### DESCRIPTION

An exceptional and unique detached property - Georgian and Victorian influences throughout, newly built with the emphasis on high end finishes and impressive attention to detail - situated in an enviable position next to the church in Staplegrove village.

The house offers spacious accommodation arranged over two floors and boasts air source heat pump and underfloor heating to both floors.

The ground floor features an entrance hall, with engineered oak herringbone flooring leading to the bespoke winding staircase with oak handrail, chandelier and galleried landing. The open plan kitchen/dining room has doors opening out onto the garden, large format textured stone effect tiles, painted oak wall and base units with quartz worktops, 3 integral ovens, induction hob, dishwasher and full height separate fridge and freezer units with space for a large dining table.

There are three further reception rooms - a family room, study, and large double aspect lounge, the ground floor featuring internal plaster cornice and ceiling roses. The lounge is dressed with a limestone hearth and surround with high energy efficient gas 'wood burning' stove. There is also a shower room with wc and a separate utility room to the ground floor.

On the first floor are five bedrooms in total; the master bedroom with luxurious en-suite and dressing room, a further two bedrooms with en-suite shower rooms and a family bathroom.

Externally the house is complete with mouldings to the vertical sliding sash windows, eaves coving, banding course, slate and lead rolls to the roof, crown cornice to dress integral portico. It is approached via a driveway and parking leading to a newly built attached double garage. The gardens extend to the side and rear of the house.

This new home is for those who love classically designed properties from the Georgian and early Victorian era but are not too keen on the high maintenance and running costs that would normally go hand in hand - this is a truly breathtaking family home.

### SERVICES

Mains drainage, electricity, water, gas (for living room fire). Heating - Air source heat pump and underfloor heating to both floors. Superfast broadband available (Ofcom), mobile signal likely available indoors with O2 and Vodafone, outdoors with all providers (Ofcom). Please note the agents have not inspected or tested the services.

### AGENT'S NOTE

Some of the interior photos have been virtually staged for presentation purposes only and should not be relied upon.

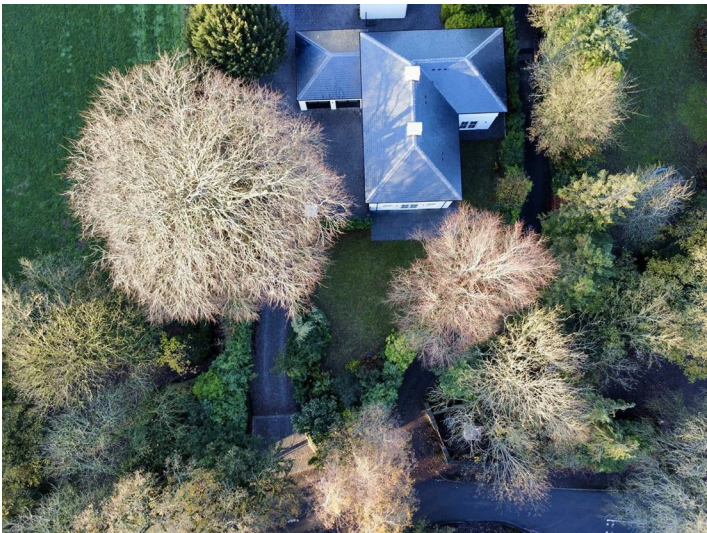
Taunton Town Centre 1.9 miles

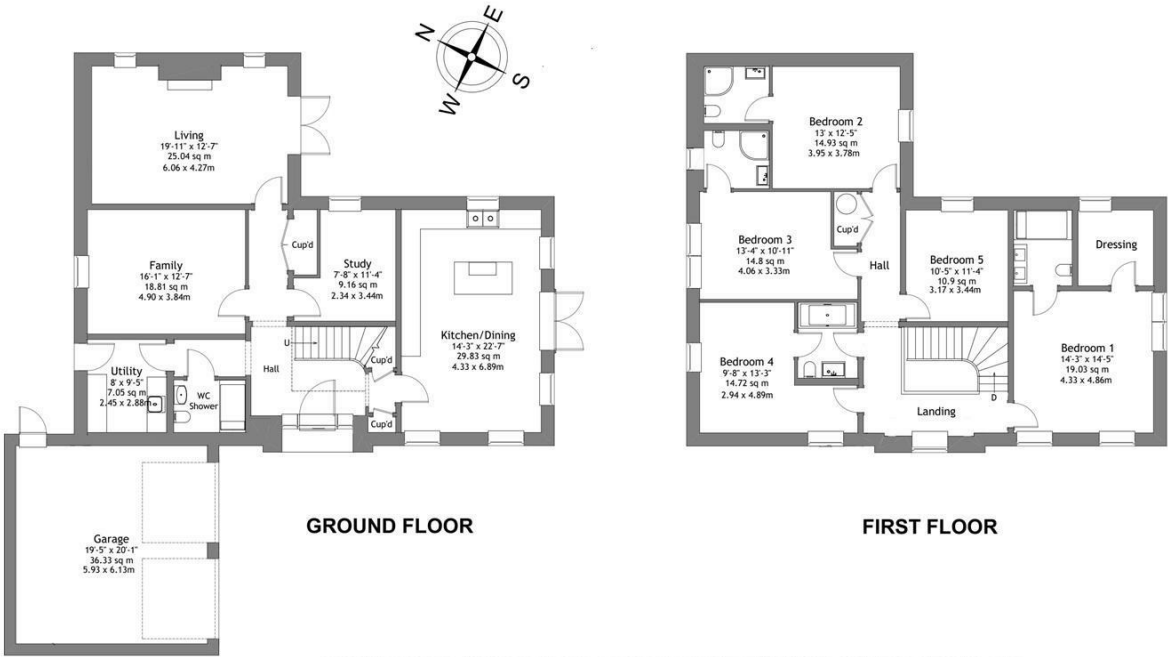
Grove House is a bespoke designed property that is influenced by the Georgian and early Victorian era that is both a town and a country house due to it's proximity to Taunton whilst also being nestled within mature trees and part open countryside

- New build with both Georgian and Victorian influences
- Spacious, high quality accommodation
- Open plan kitchen/living/dining room
- Three further reception rooms
- Master suite with en-suite and dressing room
- Four further bedrooms, two en-suite
- Double garage and parking
- Gardens to side and rear
- Council Tax band TBC
- Freehold

Guide Price  
£1,100,000







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.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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