



Garden House,

Fons George Road, Taunton, Somerset, TA1 3JU

[humberts.com](https://www.humberts.com)



Garden House,

Fons George Road, Taunton, Somerset, TA1 3JU

A unique architecturally designed 3 /4 bed roomed home is situated along this highly sought after, private residential road, set to the side of Vivary Park offering superb accommodation on two floors; embracing a clever design allowing natural light to filter in the rooms creating a wonderful atmosphere.

Surrounded by private gardens to the front and rear of the property providing complete privacy and seclusion.

The Agent says ...

Garden House is a most unique and architecturally designed home occupying an enviable location set along this highly sought after private residential road in Taunton. Located to the side of Vivary Park, the property enjoys a particularly peaceful and secluded position yet is only a short distance to the town centre.

The property itself has been cleverly designed with a contemporary theme each of the rooms offer an individual style, creating a wonderful atmosphere and feel throughout.

THE ACCOMMODATION

The accommodation includes main reception hall with built-in cloak storage and a feature open tread, solid wood, circular staircase seen to one side, leading to the first floor, with further cloak and shoes storage below.

This continues into a stunning open plan kitchen/dining room. Exposed ceiling timbers and hardwood flooring add warmth and character. Attractive individually designed windows allow filtered light into this space with large French doors opening out to an outside terrace with pergola over, displaying a mature grape vine allowing dappled sunlight through. A perfect extension to the dining area for outside entertaining.

A spacious downstairs shower room including a large walk-in shower all beautifully appointed with WC combines a utility area with cupboard housing a washing machine/dryer seen to the side of the room providing flexibility to the downstairs accommodation.





This opens into the kitchen fitted with a range of wall and base units providing extensive storage. Additional book shelving runs along one side. Space is available for a dishwasher and an integrated professional range oven including gas hob with two electric ovens below completes the arrangement.

A further side door gives access out to the garden.

The main sitting room is exceptionally spacious and light with individually designed full height windows with sliding French doors looking out to the rear garden opening onto a further sun terrace. A vaulted ceiling gives a sense of space with an alcove set to the side. A brick open fire set on a clay tiled hearth is seen to the far side.

The long reception hall includes internal windows and glazed panelled walls allowing natural light to filter through leading into a studio that, in addition to a glazed panelled wall, also includes a glazed roof allowing an abundance of sunlight in. This wonderful area opens into a further sitting room/study (which could be adapted to a fourth bedroom if required).

On the first floor is a generous landing including a range of linen storage cupboards.

The principal bedroom is spacious and light with views out to the rear garden area. An en suite bathroom with overhead shower is to one side.

There are two further double bedrooms, one of which features a stunning private garden terrace with full height windows and a sliding French door opening out. Built in wardrobe storage is to one side. A further bathroom with overhead shower completes the first-floor arrangement.

GARDENS

Garden house is set well back and is approached from the road onto a gravelled drive and parking area. Established borders to the side combine a wide variety of ornamental trees and shrubs that offer screening and privacy. Established hedging defines the boundaries. Flower beds are filled with spring bulbs offering colour and interest at the start of the year.

A gated side access leads along to the rear garden area. The main garden is an enchanting and magical outside space to include a pergola terrace that drips with black grapes in the summer offers a wonderful outside entertaining space. An ornamental pond is set within established borders with pathways leading through to the main lawn and rear garden. To the far side is a summer house with a garden shed seen to the opposite side. A further pergola and paved terrace offers another seating area to enjoy the garden.









DIRECTIONS

Leaving Taunton centre continue to Middleway taking the turning on the left on to Fons George Road. Proceed along seeing Vivary Park and a footpath on the left side. At the end the road takes a sharp right turn into Fons George where Garden House can be found halfway along the private road set back on the left side.

SERVICES

Mains electricity, water and drainage. Gas CH.

LOCAL AUTHORITY

Somerset Council - Tax Band F

ENERGY PERFORMANCE CERTIFICATE

Rating D

Humberts

1 Tower Street
Taunton
Somerset
TA1 4AR

01823 288 484

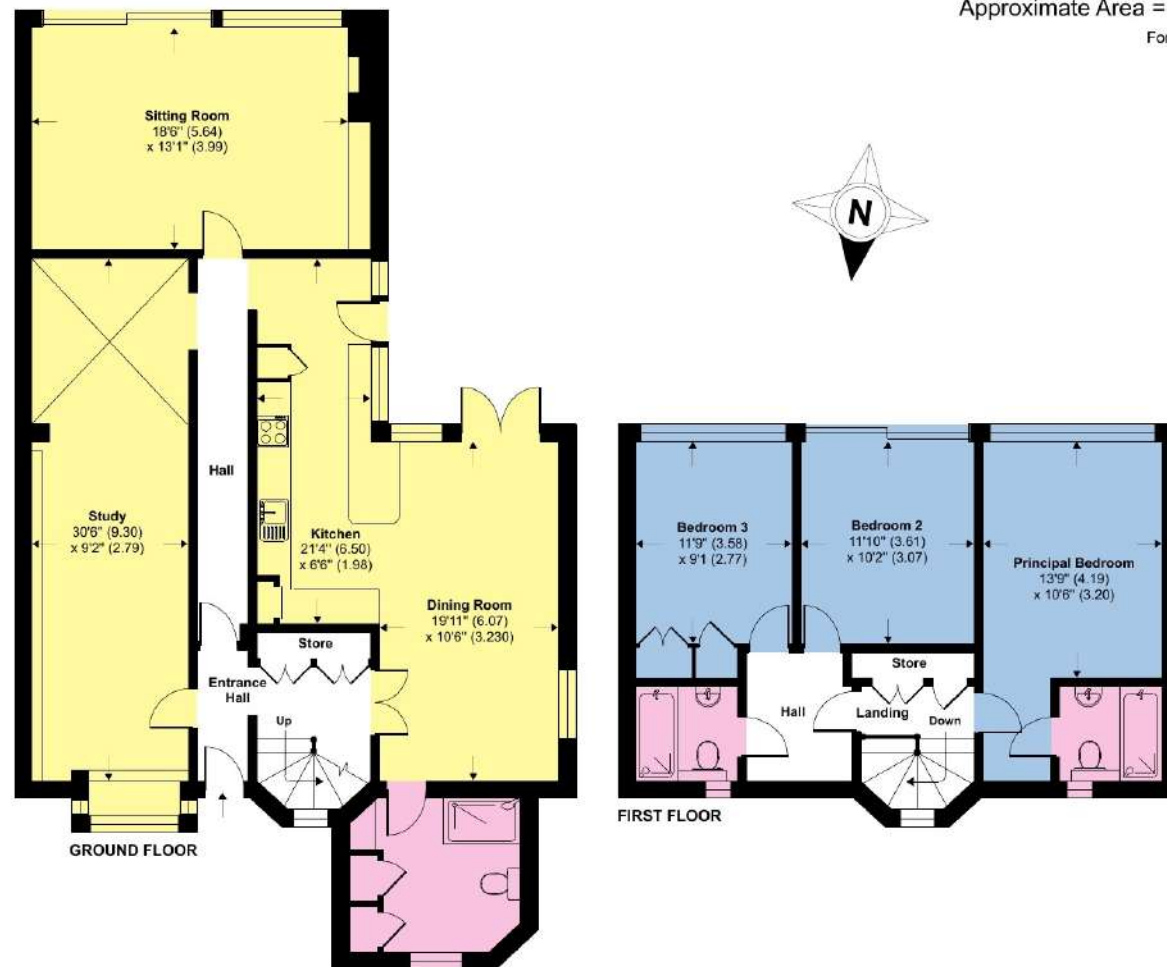
taunton@humberts.com

humberts.com

Garden House, Fons George Road, Taunton, TA1

Approximate Area = 1820 sq ft / 169 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1173090

AGENTS NOTE:

Residential, rural and commercial agency | Professional services | Valuations | Investment

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Somerset Ltd | Registered office: Humberts Somerset Ltd, Winchester House, Deane Gate Avenue, Taunton TA1 2UH. Registered in England - Company Number 12462957.

