



## Rowford Lodge South

Rowford, Cheddon Fitzpaine, Somerset, TA2 8JY

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An impressive 4 bedroomed Georgian country house occupying a delightful position with gardens and grounds including 2 paddocks approx. 3.21 acres, is set within a rural hamlet only a short distance from Taunton.

Rowford Lodge is an imposing Georgian villa, occupying a major part of the house including the formal frontage of this beautiful home.

### THE AGENT SAYS...

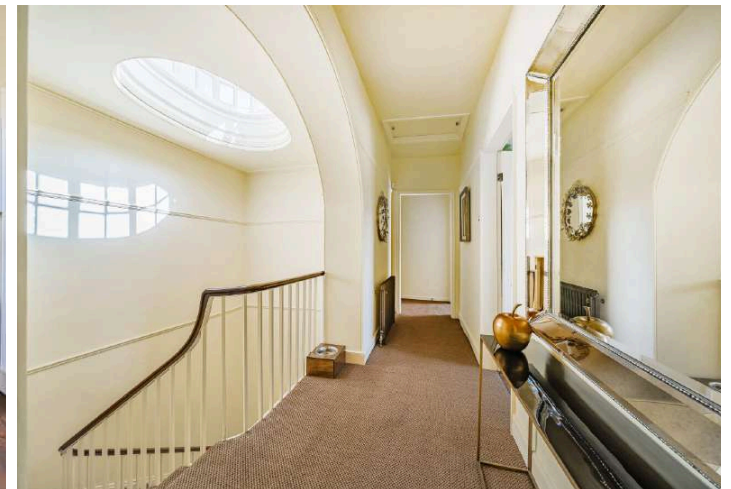
Rowford Lodge South has been subject to a comprehensive restoration and refurbishment programme with the major works completed.

The current owner has used skilled craftsmen introducing luxury and high end finishings to the traditional classical Georgian style, whilst creating stunning eclectic interiors throughout the accommodation.

Whilst there remain just a few areas of the property to complete, this impressive country residence provides a wonderful modern home set within private gardens and grounds of around 3.2 Acres.

The accommodation includes a large entrance porch leading through an inner glazed double door into the main reception hall.

Original oak floorboards have been beautifully restored and extend across the area to an elegant wood turn staircase that sweeps up to the first floor.



Property description cont.

Attractive cast iron radiators have been introduced to further enhance the existing period style of the room.

Light from the original Georgian lantern makes the whole area exceptionally sunny and bright.

The accommodation includes many original features and enjoys the original formal rooms of the house with full height sash windows, original plaster mouldings, niches and high ceilings.

The main kitchen off to the side has been designed and installed by a high-end kitchen company to include a comprehensive range of wall and base units that provide impressive storage, finished to the highest quality.

The attention to detail and craftsmanship is evident, with built in chopping boards and serving trays, plate racks and glazed china display cabinets.

A large double ceramic Belfast sink with a Quooker mixer tap offers boiling and chilled water.

A range of integrated appliances include a Miele dishwasher and Siemens fridge.

A state-of-the-art controllable electric Aga has been installed. Silestone work surfaces and splash backs create a luxurious finish.

A full height corner unit provides superb bookcase storage to the side.

Original oak floorboards extend across to the breakfast dining area along with informal family seating to the side and views out through full height sash windows to the garden area beyond. Attractive cast iron radiators.



Property description cont.

The kitchen design continues through an archway into a spacious traditional back kitchen fitted with a range of additional storage cupboards with space for a second dishwasher.

A large Belfast sink is set within a Silestone worksurface. Beyond a glazed door opens into a small boot room with side access out. Beautiful Amtico flooring is used to complement the design.

The drawing room is a wonderful spacious room to include high ceilings, plaster detailing with a central feature being an impressive full height sash window, which enjoys views out across the formal gardens area, allowing an abundance of natural light in.

A central fireplace with slate hearth, houses a wood burning stove.

The original oak floorboards have been restored. Further attractive cast iron radiators are seen around the room.

To the rear of the hall an inner door leads down to a useful store cupboard.

A WC is beyond with Mandarin Stone tiling creating a luxurious design with a large ceramic vanity basin.

Beyond is a plant room where the new central heating system is housed and laundry with plumbing for a washing machine and dryer. A further understairs door gives access down to extensive cellars that incorporate two large cellars and a wine cellar.

The main staircase leads up to a landing with access off to one side continuing to an impressive double guest bedroom. This room features a particularly attractive ceiling and enjoys views out to the rear of the house. There are two built in store cupboards at the entrance.











property description cont.

Continuing up to the main first floor the principal bedroom is found at the far end. This room is spacious and light with elevated views out across the gardens and grounds through the sash window with restored shutters. A centrally located fireplace houses a new woodburning stove.

All floorboards that extend across all the bedrooms have been beautifully restored and are made of Elm wood.

Bedroom 2 is located at the other end of the landing with Bedroom 3 being slightly smaller and currently used as a home office/study.

The main bathroom is most impressive with a luxurious, high specification design to include a free-standing bath made in nickel from William Holland. Discreet built in storage shelving is seen to the side. All the tiling is from Mandarin Stone. An oversized walk-in shower features porcelain tiles with wood effect porcelain flooring completing the arrangement.

#### GARDENS AND GROUNDS

The property is approached off the road following a gravel drive entrance through a five-bar gated entrance onto a central, circular drive to the front of the house with additional parking to one side.

The drive also divides at the entrance leading up to a substantial detached garage, which offers additional parking for several cars.

Formal borders surround the boundary edge, with newly erected fencing.

Established ornamental trees and shrubs, in addition to a wide selection of herbaceous flowering plants, offer colour and interest throughout the growing season.





description cont.

To the left of the house is a superb glasshouse which has received a degree of renovation, although does require finishing. This fabulous space does include two well-established grape vines which are very productive.

Central stone steps lead up to the swimming pool and leisure area (in need of refurbishment).

A small summerhouse is seen to one side and enjoys a southerly aspect. Further steps continue up to a pergola and seating area.

Lawns continue up to the far side and contain a variety of fruit and specimen trees.

A small stable block with storage is seen to the far side with two stalls and a tack room and store.

Access to the far side via a five-bar gate opens into two post and railed paddocks. The property is approx. 3.2 Acres in all.

#### SITUATION

Rowford Lodge South enjoys a delightful tucked away, yet very convenient position situated at the foothills of the Quantock Hills - an area of outstanding natural beauty.

Easy access leads onto miles of footpaths and bridleways.

The renowned Hestercombe Gardens are close by.

Rowford is a small hamlet near to the larger village of Cheddon Fitzpaine that has a primary school as well as an active village hall and thriving community.

Taunton the county town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as the mainline railway station to London Paddington.

The M5 motorway is also accessible.





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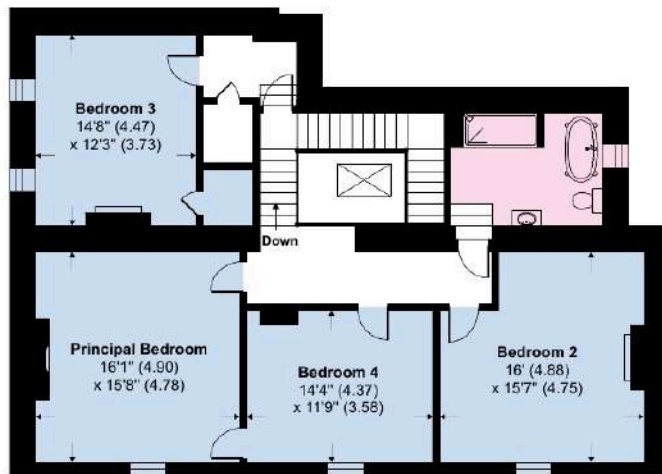
Approximate Area = 3990 sq ft / 370.7 sq m

Garage = 487 sq ft / 45.2 sq m

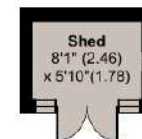
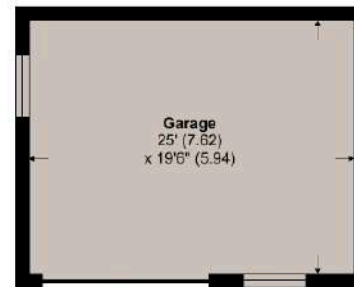
Outbuilding(s) = 543 sq ft / 50.5 sq m

Total = 5020 sq ft / 466.4 sq m

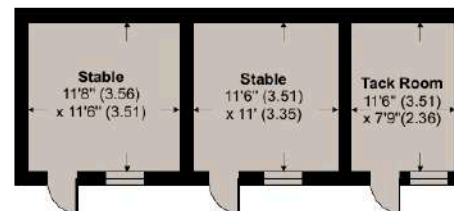
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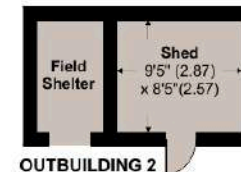
FIRST FLOOR



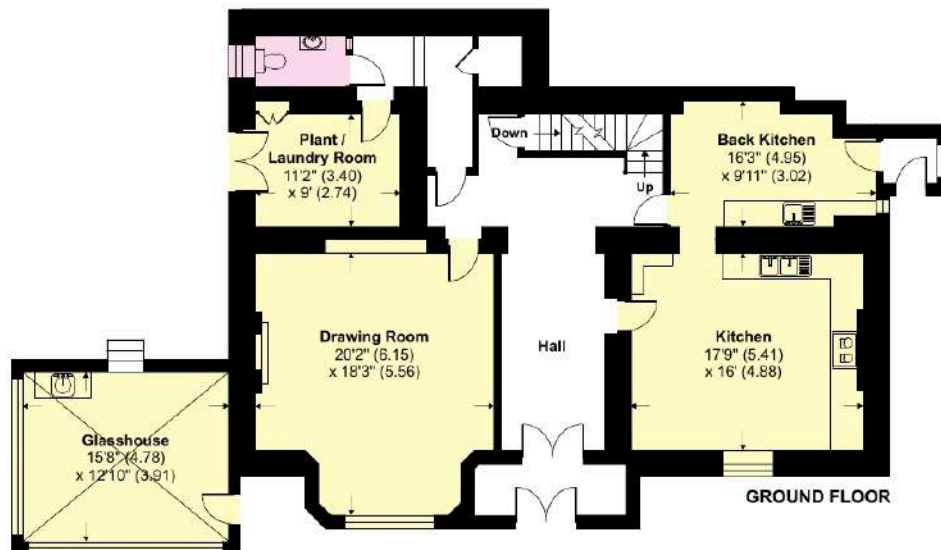
OUTBUILDING 3



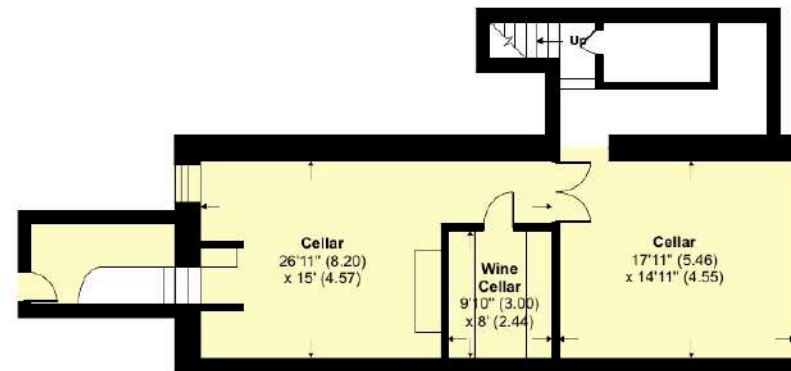
OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Humberts. REF: 1248564



## DIRECTIONS

From Taunton town centre proceed in a northerly direction along Cheddon Road and proceed into Rowford. The entrance to the property can be seen immediately on the left side just after entering the hamlet. On entering the driveway continue through the gated entrance following the gravelled drive on to a large turning circle up to the front of the house.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating system and hot water.

Starlink telecommunications system have been installed.

## LOCAL AUTHORITY

Somerset Council Tax Band G

## ENERGY PERFORMANCE CERTIFICATE

EPC rating E

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