



Highgrove | Sherford Road | Taunton | TA1 3RG

£757,500



**WILSONS**

ESTATE AGENTS

Situated in one of Taunton's most sought-after residential locations, this exceptional detached family home offers a rare opportunity to acquire a property of both space and versatility. Boasting five generously sized bedrooms and located just 1.2 miles from Taunton town centre, the house enjoys excellent access to a range of highly regarded schools, including Queen's making it an ideal choice for families.

Wilsons Estate Agents are also marketing the substantial three-bedroom property with double garage next door, presenting a unique opportunity for extended or multi-generational living. This arrangement is perfect for families wishing to live close to older relatives while maintaining independence and privacy.

The current owners particularly cherish the lifestyle the home offers. Mornings are often spent enjoying coffee on the patio just outside the living room's bifold doors, overlooking the large, level, south-facing garden, where birdsong and far-reaching views towards Cotlake Hill create a peaceful setting. The generous outdoor space is ideal for entertaining family and friends, while a thoughtfully designed extension provides a separate area for home working and an additional living space, perfect for older children.

The owners also value the convenience of the location, with Taunton town centre close enough that there is no need to drive children into town. Surrounded by green spaces, the property enjoys pleasant dog walks directly from the doorstep, striking the perfect balance between tranquillity and accessibility. Further benefits include a new boiler, electric roller garage door, ample storage throughout, office A/C, Newly wired functioning alarm system and wired 5 cam CCTV , multiple bathrooms, a downstairs cloakroom/WC and a substantial extension currently used as a large home office. The garden is notably private, level and spacious, providing an ideal environment for children's play and outdoor entertaining. Early viewing strongly advised.

**Kitchen/Breakfast Room**

21'9" x 14'5" (6.62m x 4.40m)  
This kitchen/breakfast room is spacious and bathed in natural light thanks to multiple windows and a glass door that opens to the garden. The room features a large central island with seating for casual dining, blending practicality with social space. Cream units with wooden worktops and ample storage offer plenty of space for cooking essentials, while integrated appliances are subtly incorporated. Neutral flooring and light walls create a bright and welcoming atmosphere, complemented by views of the garden through the patio doors.

**Entrance Hall**

The entrance hall leads from the porch and provides access to the cloakroom, WC, kitchen/breakfast room, dining room, lounge, and study. It is bright and welcoming with wooden flooring and neutral walls, creating a warm introduction to the home. The staircase to the first floor is visible from here, and there is ample space for occasional furniture or decorative touches.

**Dining Room**

12'9" x 10'0" (3.88m x 3.05m)  
This well-proportioned dining room is positioned just off the kitchen and benefits from a large window that fills the space with natural light. The room is decorated in soft neutral tones with a carpet underfoot and includes a dining table and chairs, making it a cosy yet practical space to enjoy meals with family and guests. A serving hatch connects it directly to the kitchen for ease of service.

**Lounge**

25'2" x 14'4" (7.66m x 4.37m)  
The lounge is a generous and inviting living space with plush carpet underfoot and large windows that overlook the garden, allowing for plenty of natural light. A feature fireplace with a wood surround and a television mounted above creates a comfortable focal point. The room is tastefully decorated with neutral walls, accented by darker curtains for contrast. Bifold doors open into the garden, extending the living space outdoors during warmer months.





### Study

24'6" x 6'7" (7.48m x 2.00m)

This study is a bright space with a vaulted ceiling that includes skylights, creating an airy atmosphere. Exposed brick walls add character, while the layout accommodates multiple desks and shelving units, making it an ideal home office or creative workspace. The neutral carpet complements the natural light, and the room benefits from air conditioning as well as a lovely peaceful outlook.

### Cloakroom

3'11" x 3'3" (1.2m x 1.0m)

This ground floor cloakroom is tiled and fitted with a WC and small wash basin. It is conveniently located off the entrance hall for guests' use, decorated in white with a decorative tile border, and has a frosted window for privacy.

### WC

4'7" x 4'2" (1.4m x 1.2m)

The separate WC is fully tiled and includes a close-coupled toilet and a corner basin. It is simple and functional, with a small frosted window allowing for natural light.

### Landing

This light and airy landing provides access to all the first-floor bedrooms and bathrooms. Neutral carpeting and walls make it feel spacious and open. There are several storage cupboards and a window that brings in natural light, maintaining the bright ambience across the upper floor.

### Bedroom 1

13'4" x 11'10" (4.06m x 3.61m)

The principle bedroom is a spacious and restful retreat featuring a richly coloured accent wall that adds warmth and character. It has large windows that look out onto the hills and a set of mirrored built-in wardrobes providing ample storage. The room benefits from an ensuite bathroom, accessed through a door beside the bed, which is neatly fitted with modern white sanitaryware.

### Bedroom 2

14'8" x 12'7" (4.47m x 3.84m)

Bedroom 2 is a large double room with neutral décor and carpet, featuring a large window that floods the room with natural light. It has built-in storage cupboards and an ensuite bathroom fitted with modern fixtures including a shower, offering private convenience. Perfect for older children needing their own space.

### Bedroom 3

12'2" x 10'1" (3.70m x 3.08m)

Bedroom 3 is a comfortable double room brightened by a large window and decorated in calm neutral tones. It includes built-in cupboards for storage and enough space for a double bed and additional furniture.

### Bedroom 4

10'1" x 9'0" (3.08m x 2.74m)

Bedroom 4 overlooks the garden, neutral décor, and a built-in wardrobe offering storage.

### Bedroom 5

9'11" x 8'8" (3.03m x 2.63m)

Bedroom 5 features a window, neutral décor, and built-in storage. It is ideal as a single bedroom or study space.

### Bathroom

7'10" x 6'11" (2.40m x 2.10m)

The family bathroom is fully tiled in white with a classic mosaic tile border, fitted with a white suite including a bath with a glass shower screen, a basin, and a WC. A frosted window provides natural light and ventilation.

### Ensuite (Bedroom 1)

7'4" x 6'11" (2.4m x 2.1m)

This ensuite shower room attached to Bedroom 1 is fitted with white sanitaryware and a shower enclosure. It is bright and functional, with tiled walls and a frosted window for privacy.

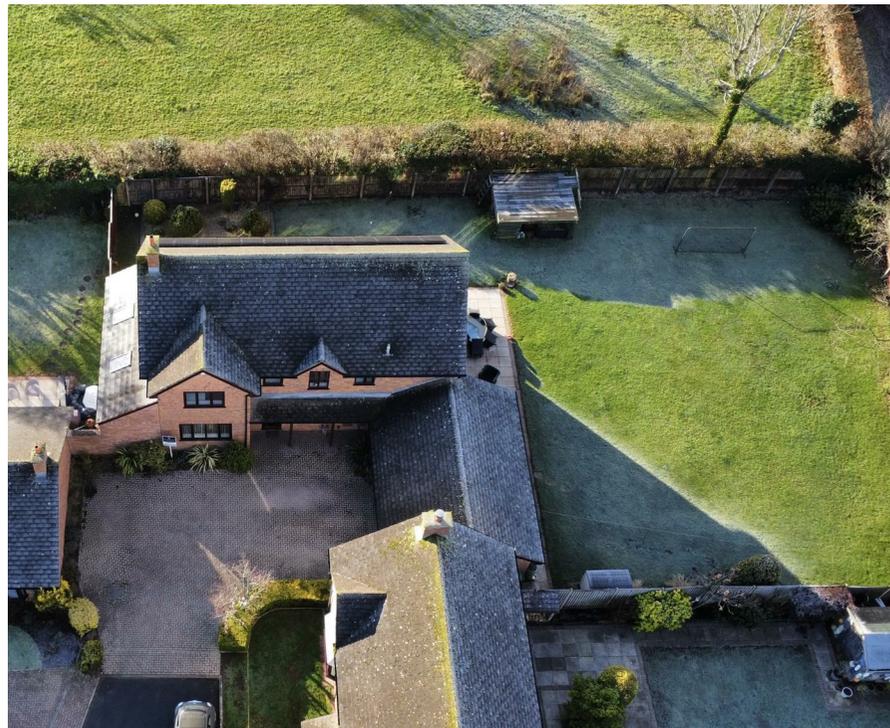
### Ensuite (Bedroom 2)

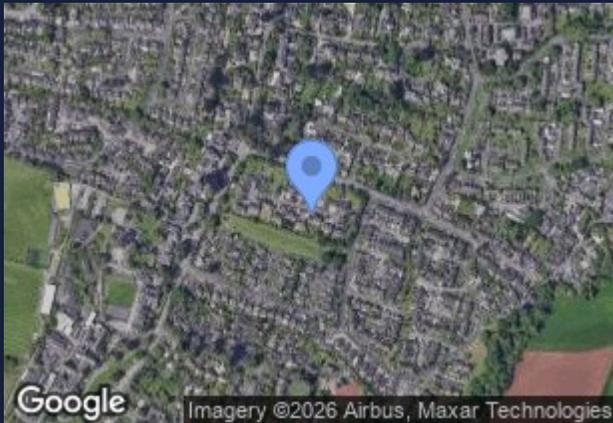
4'9" x 6'6" (1.46m x 1.98m)

The ensuite shower room to Bedroom 2 features a walk-in shower, basin, and WC with white tiling and a clear glass screen. It offers a private and modern bathing space.

### Rear Garden

The rear garden is a generous green space bordered by mature fencing and shrubbery. It includes a paved patio area directly outside the back of the house perfect for outdoor dining or relaxing, and a large grass lawn ideal for family activities or gardening. The garden enjoys privacy and an open aspect beyond the fence, making it a lovely outdoor retreat.

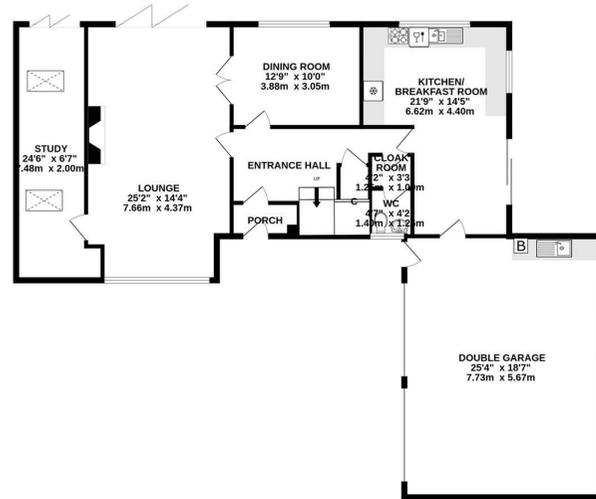




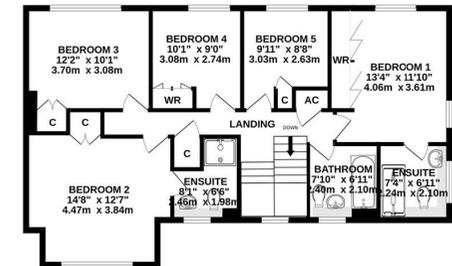
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Large, modern detached family house
- 5 spacious bedrooms
- 3 modern bathrooms and a separate modern WC
- 3 reception rooms
- Far reaching panoramic views from the garden to Cotlake Hill and the Blackdowns
- Double garage and driveway for 5 cars
- Newly wired functioning alarm system and wired 5 cam cctv with storage and live view
- Close to good schools both Primary and Secondary
- Taunton town centre 1.2 miles away
- No Chain

Council Tax Band **G**    EPC Rating **C**



SCAN ME