



## THE SUMMERHOUSE

WHITE WILLOW GARDENS, STAPLEGROVE ROAD, TAUNTON, SOMERSET

JACKSON-STOPS 

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A FASCINATING PERIOD PROPERTY, LISTED GRADE II, CLEVERLY RESTORED AND DESIGNED TO AWARD WINNING ACCLAIM BEING WITHIN A SHORT WALK OF THE TOWN CENTRE

*COMMENDED BY THE WILLIAM STANSELL SOMERSET HISTORIC BUILDING AWARDS 2016*



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### DISTANCES (approximate)

WELLINGTON 7 MILES

EXETER 40 MILES

BRISTOL 49 MILES/½ HOUR BY TRAIN

LONDON PADDINGTON 1 HOUR 45 MINUTES  
ON THE FAST SERVICE

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### SUMMARY

- Entrance Hall with Tessellated Tile Floor
- Bedroom Four/Study with Cloakroom
- Principal Double En Suite Bedroom
- Off Street Parking
- Two Further En Suite Ground Floor Bedrooms
- Enclosed Gravelled Garden
- Magnificent Vaulted Reception Room with Offset Kitchen



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## SITUATION

The Summerhouse is situated just off Staplegrove Road and is close to a short footpath leading to Linden Grove and the Elm Park Tennis Club where there is ample additional parking. The town centre, with its good range of shops, is within easy walking, as is Longrun Meadow Country Park, which then leads onto Somerset countryside. Taunton School is within easy walking distance and Queen's College and King's College lying on the south side of Taunton, are also within easy reach. For those needing the railway service, Taunton station is within a ten minute walk and has a fast service to London Paddington, taking approximately an hour and forty five minutes. The M5 motorway Junction 25 is a short drive and provides easy and fast access to Exeter, Bristol and the South West coast.

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## THE PROPERTY

The Summerhouse was originally built and designed in 1872 as the Billiards Room to The Laurels. This large detached period home is truly unique with 'black and white' timber panelling, a decorative rosemary tiled roof with a stunning lantern with 24 leaded light windows providing exceptional light to the principal room. The property was listed in 1975 on account of four painted glass roundels, probably by Sir Edward Burne-Jones and was skilfully and sympathetically renovated by the present owners in 2015 using traditional materials and techniques.

The entrance door to the property leads into a spacious hall with tessellated tiled floor and door leading into the principal bedroom, being beautifully light and having door leading into the "Jack and Jill bathroom", which is shared with the second bedroom. A door then leads through into a further bedroom, which has its own outside door and an en suite travertine tiled shower room. The staircase leads up from the hall into a landing / study area and a further door leading into the magnificent vaulted reception room. The room is beautifully light with primarily west facing windows and one south facing and an impressive lantern, has wooden floors and original painted wooden frieze and has excellent sitting and dining spaces. The kitchen area is a contemporary style with Maya solid surface kitchen and breakfast bar, Blanco Baby Master tap, j-pull handles, Bosch integrated fridge, freezer and slimline dishwasher. There is also a Gorenge induction hob and oven. A further door from the reception room leads into a fourth single bedroom and cloakroom.

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## GARDENS

The Summerhouse is quietly tucked away at the end of a small cul-de-sac and enjoys pleasant outlooks onto formal terraced town houses. A wrought iron gate leads down a few steps to the gravelled garden with spike topped formal railings and ample space for garden furniture for summer entertaining. Adjoining the property there is a utility / boiler room, with the gas fired boiler, space and plumbing for an automatic washing machine. As previously mentioned there is a single parking space beside the garden wall yet a short walk away, Elm Park with the Elm Park Tennis Club, provides additional parking.





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### LOCAL DIRECTIONS (POST CODE: TA1 1AH)

From the very centre of Taunton proceed northwards towards North Street over the main town bridge and continue straight ahead at the next two sets of traffic lights. Proceed along Staplegrove Road for 500 metres until the road bears around to the right and take the very first turning right at the traffic lights into White Willow Gardens. Take the next turning right into a small cul-de-sac where you will find The Summerhouse.

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### PROPERTY INFORMATION

**Postcode:** TA1 1AH.

**Services:**

All mains services are connected.

**Local Authority:**

Somerset West and Taunton Council, The Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE. Telephone: 0300 304 8000.  
[www.somersetwestandtaunton.gov.uk](http://www.somersetwestandtaunton.gov.uk)

**Tax Band:** C.

**EPC Rating:** Exempt.

**Contents, fixtures and fittings:**

Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

**Viewing:**

Only by appointment with Jackson-Stops Taunton office: Tel. 01823 325 144.

Photographs taken and Details prepared November 2021.

**For sale by private treaty with vacant possession on completion.**

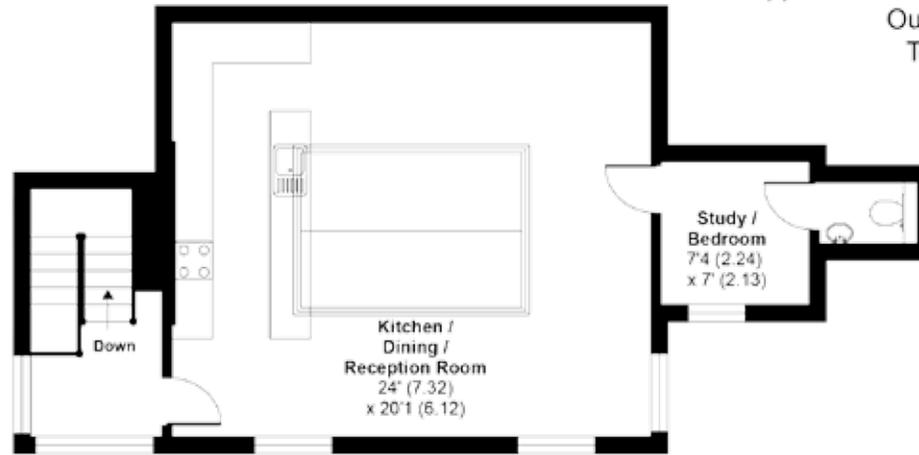




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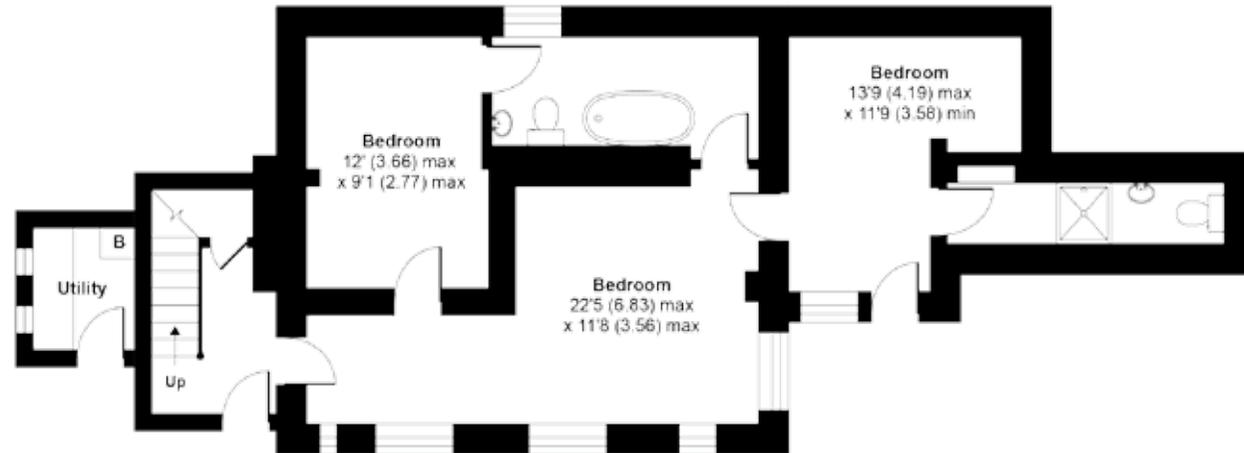


Approximate Area = 1326 sq ft / 123.1 sq m  
 Outbuilding = 30 sq ft / 2.7 sq m  
 Total = 1356 sq ft / 125.9 sq m



FIRST FLOOR

NB. This Floor Plan is for illustrative purposes only.  
 All dimensions are approximate.



GROUND FLOOR



**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current; aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

TAUNTON

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