



ROSE ARBOUR

WILD OAK LANE, TRULL, TAUNTON, SOMERSET

JACKSON-STOPS 

**ROSE ARBOUR
TRULL, TAUNTON, SOMERSET**

A PEACEFULLY SITUATED CONTEMPORARY HOUSE WITH A TWO BEDROOM ANNEXE SET WITHIN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA OF TAUNTON.



DISTANCES

- TAUNTON CENTRE 1.5 MILES
 - M5 MOTORWAY (J25) 4 MILES
 - EXETER 36 MILES
 - BRISTOL 50 MILES
- (DISTANCES/TIMES APPROXIMATE)

ACCOMMODATION

- Glazed Entrance Porch
- Entrance Hall
- Cloakroom / Shower Room
- Sitting Room
- Family Room
- Kitchen
- Dining Room
- Utility Room
- Principal En-suite Bedroom
- Four Further Bedrooms
- Family Bathroom

Annexe:

- Kitchen / Reception Room
- WC
- Two Bedrooms
- Shower Room



SITUATION

Rose Arbour occupies an enviable setting on Wild Oak Lane, arguably one of the best residential areas south of Taunton, and enjoys glorious outlooks over Trull Meadows and up to rolling hillsides. The village of Trull has a highly respected primary school, village inn, church, memorial hall, village stores, post office and newly built community hall. The village is just a mile and a half from the centre of Taunton, with its excellent shopping centre with many of the well-known high street names, good range of state and independent schools, including Taunton School, King's and Queen's Colleges and the Richard Huish Sixth Form College, and an 'out of town' complex which includes a cinema, many home improvement stores and supermarket. Taunton is also the home of the Somerset County Cricket Ground and has a number of popular golf courses, including Pickering set beyond Corfe Village.

THE PROPERTY

Rose Arbour offers a unique combination of a spacious family home together with a particularly spacious two bedroom annexe making this property ideal for two generation occupation. The principal house has a spacious hall, a good size sitting room and a family room with French doors out onto a rear enclosed garden. The family room adjoins the kitchen and the dining area both of which provide a good open entertaining space. The annexe is particularly spacious and has been enjoyed by an older generation and is off-set by a good size utility room.





Annexe





GARDENS AND GROUNDS

The gardens stretch out to the front of the property and are secluded and enjoy all available sunshine. The rear gardens are enclosed and provide good sitting out areas both for the principal house and the annexe. An integral double garage provides good parking and has a large roller door. There is a parking bay at the front of the property along Wild Oak Lane.

PROPERTY INFORMATION

Post Code: TA3 7JS

Services: Mains electricity and drainage. Gas fired central heating.

Local Authority:

Taunton Deane Borough Council
The Deane House
Belvedere Road, Taunton, Somerset TA1 1HE
www.tauntondeane.gov.uk
Tel: 01823 356356

Tax Band: G

DIRECTIONS (POST CODE: TA3 7JS)

On leaving Taunton on the Trull Road and just after passing Queen's College on your right, turn left into Wild Oak Lane and after about a quarter of a mile the entrance into Rose Arbour will be found on the

right hand side, easily identified by a name plaque on a retaining wall by the parking bay.

CONTENTS, FIXTURES AND FITTINGS

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

VIEWING

By appointment with Jackson-Stops Taunton office: 01823 325144
Details prepared and photographs taken March 2019.

ROSE ARBOUR TRULL, TAUNTON, SOMERSET

TOTAL APPROX. FLOOR AREA 3586 SQ FT / 333.1 SQ M
(INCLUDES GARAGE & ANNEXE)



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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
01823 325 144
taunton@jackson-stops.co.uk
jackson-stops.co.uk

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