



H I G H V I E W



Taunton

The county town has plenty to offer from individual boutiques to historic architecture, modern dining to traditional tea rooms, and unspoilt views to the Blackdown Hills and Quantock Hills (both Areas of Outstanding Natural Beauty). Indeed, Taunton offers a wide mix of activities, attractions and events.

The Town Centre

Hankridge Farm is a retail park close to the M5 motorway, with large stores including Curry's PC World, Oak Furniture Land, Hobbycraft, Halfords, B&Q, The Range and Taunton's second Sainsbury's. In addition, there is a Venue on the park, with restaurants, an Odeon cinema and a Hollywood Bowl bowling alley. It is now known as Riverside Retail Park.

Taunton has three other retail parks. Belvedere Retail Park is close to the town centre. St Johns Retail Park is just off Toneway, going towards the motorway and consists of two units. It is occupied by DFS, joined by Go Outdoors. Taunton's second largest retail park is Priory Fields in Priory Avenue. There is a large indoor shopping centre to the east of the Parade and County Walk is a small indoor shopping arcade in the town centre with an anchor supermarket, Sainsbury's, and several other large national retailers such as Subway, Costa Coffee, Savers and The Entertainer. As well as Vivary Park Taunton's premium park, located just minutes away from the town centre. At 7.5 hectares, Vivary Park is the perfect place to go for a picnic, a stroll or to spend the day.

Taunton town centre provides a wide range of shopping, leisure and scholastic facilities with easy access to the rest of the country via the M5 motorway at Junctions 25 and access to the A303. There is also a mainline railway link to London Paddington in less than two hours.

Sports Facilities

Taunton provides a large range of sporting opportunities with Rugby Football Club based in the centre of Taunton. It currently plays in National League 2 South. Taunton is also home to Somerset County Cricket Club. The County Ground has a capacity of 8,500 and is currently home of the England women's cricket team and The Somerset Cricket Museum is next door.

Taunton Cricket Club has since 2002 been located at

the new Taunton Vale Sports Club Ground in Staplegrove, which features two cricket fields. The Taunton Vale ground is also a regular home venue for Somerset's Second XI. Taunton Deane Cricket Club has a ground adjacent to Vivary Park, while Taunton St Andrews Cricket Club is based at the nearby Wyvern Sports and Social Club. All three clubs play in the West of England Premier League or one of its feeder leagues.

Taunton Town FC, a football club, plays at Wordsworth Drive. It was formed in 1947 by local businessmen as Taunton FC and currently plays in the Southern Premier Division, after winning the Division One South and West league title, finishing first in the 2017/2018 season.

Taunton Racecourse is close to the Blackdown Hills, about 2 miles (3 km) from the centre of Taunton. Although racing had been held in the area before, the first race at the present site was held on 21 September 1927. The Orchard Stand and Paddock Stand provide catering facilities and are used for meetings and conferences on days when racing is not taking place.

The Quantock Hills

These hills, which are largely privately owned, accommodate up to half a million visits a year, mainly from people who live within sight of them. Physically the Quantocks offer great diversity. The jigsaw of varied landscapes gives the Quantock Hills a distinctive character that includes its historic and cultural elements, scenic beauty and upland nature and the range of wildlife interest present.

The Blackdown Hills

The charm of the Blackdown Hills stems from its subtlety – its fragile beauty, spanning less than 15 miles in each direction, it is small when compared with many other AONBs and National Parks. Yet it is remarkably diverse. The unique geology of the area gives rise to a wide variety of habitats, creating an exceptional environment where rare plant, insect, bird and mammal species can flourish. It provides access to the most scenic steep ridges, high plateaux, river valleys and springs create a delightful mosaic of countryside dotted with farms, villages, and habitats. The Blackdown Hills was designated an Area of Outstanding Natural Beauty in 1991.



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The Views, Comeytrowe Lane,
Taunton, Somerset TA1 5JB

Taunton 2 Miles • Wellington 6 Miles

An impressive contemporary arts and crafts inspired new property, occupying a wonderful setting with stunning views over the Blackdown Hills

- Situated within an Exclusive Development of four new detached homes
 - Contemporary New Build
 - High Ceilings
- Reception Hall with Hand Crafted Elliptical Staircase
 - Stylish kitchen with Breakfast Room
 - 4 Large Reception Rooms
 - 5 Double Bedrooms
 - 4 Bath/Shower Rooms
 - Balcony
 - Double Garage and parking
- Annexe/Studio/Games
 - Daikin Air Source Heat Pump
- Traditional Brick and Block Build
 - South Facing Garden
- 395m2 (4250ft) of accommodation
- Centralised media and technology hub
 - Stunning views
 - Quiet Location
 - EPC Rating = B
- Build-Zone New Home 10 Year Warranty



Tallwoodhomes.co.uk



Situation & Amenities

Highview is situated in one of Taunton's most sought-after locations. 'The Views' is nestled discreetly in a beautiful setting on the South West outskirts of this historic country town. With an abundance of quiet, tranquil, open country with spectacular rural views, it is easy to forget how conveniently located 'The Views' is. It is less than two miles from the bustling and dynamic centre of Taunton and heart of one of England's most rural counties. Taunton offers a variety of local facilities including many independent high street stores, café, pubs and fine dining restaurants serving excellent local produce and international cuisine as well as theatre and leisure activities. It has an enviable reputation, with excellent schooling in the area with a superb range of both private and public schools including Queens College (which is in sight of Highview), Taunton School, Kings College, Richard Huish and Somerset College which now offers vocational and high-level courses. There is easy access to the M5 motorway via junctions 25 and 26 (Wellington), and there are mainline railway links to the rest of the country from Taunton train station with London Paddington being only one hour forty-five minutes away.



Description

Highview is a magnificent house, occupying a prominent position in one of Taunton's most popular locations. Individually designed, the contemporary property is influenced by the arts and crafts movement, creating a captivating home with delightfully proportioned rooms. Traditionally built to a high specification using the finest materials, this unique and spacious property has been constructed with high ceilings and large windows to create an overall feeling of space that is flooded with natural light.

Accommodation

The property extends to over 395m² (4250ft²) of accommodation which is accessed through the elliptical brick arch that frames the principal entrance. The four reception rooms are centred around an extravagant reception hall with hand crafted staircase and walnut chevron floors that extend through to the study. The sitting room features a contemporary multi-fuel stove and double doors opening out onto the rear garden. Pocket doors open through to the dining room with a window overlooking the front and a door returning through to the hallway. The separate study has a window overlooking the garden and a door opening out onto the terrace. The breakfast room includes a stylish built kitchen with quartz worktops and large central island with breakfast bar. It is comprehensively fitted with integrated appliances consisting of dishwasher, four ovens (including an integrated microwave oven and separate steam oven), induction hob and telescopic downdraft extractor fan. Bi-folding doors open from the breakfast room onto the rear garden with a separate door leading onto the side garden and Veranda. The utility room includes a range of matching wall and base units with integrated washing machine and a separate tumble drier and additional storage cupboard. There is a WC and along from this there is a further family room with dual aspect and double doors that open out onto the veranda. On the first floor there is a galleried landing with feature arch encapsulating views of the Quantock Hills, incorporating two built in storage cupboards and a door leading out onto the balcony. The main bedroom includes a suite with a private door opening out onto the balcony with views of the Blackdown Hills. There is a door to the dressing room and a door to an en-suite with tile panelled bath, enclosed shower cubicle, his and hers wash basins and a WC. Bedroom 2 also has an en-suite and built in wardrobe. Bedroom three has dual aspect windows with an en-suite. There are two further bedrooms and a family bathroom with a tile panelled bath, enclosed tiled shower cubicle, wash basin and WC.





Outside

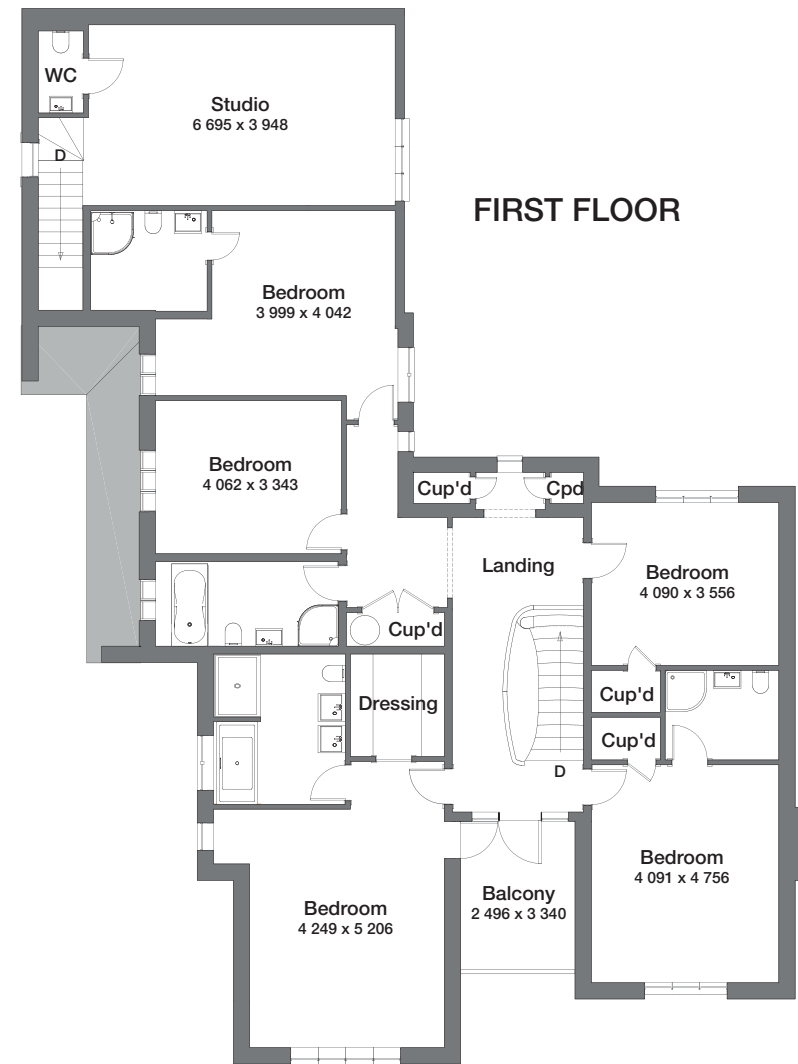
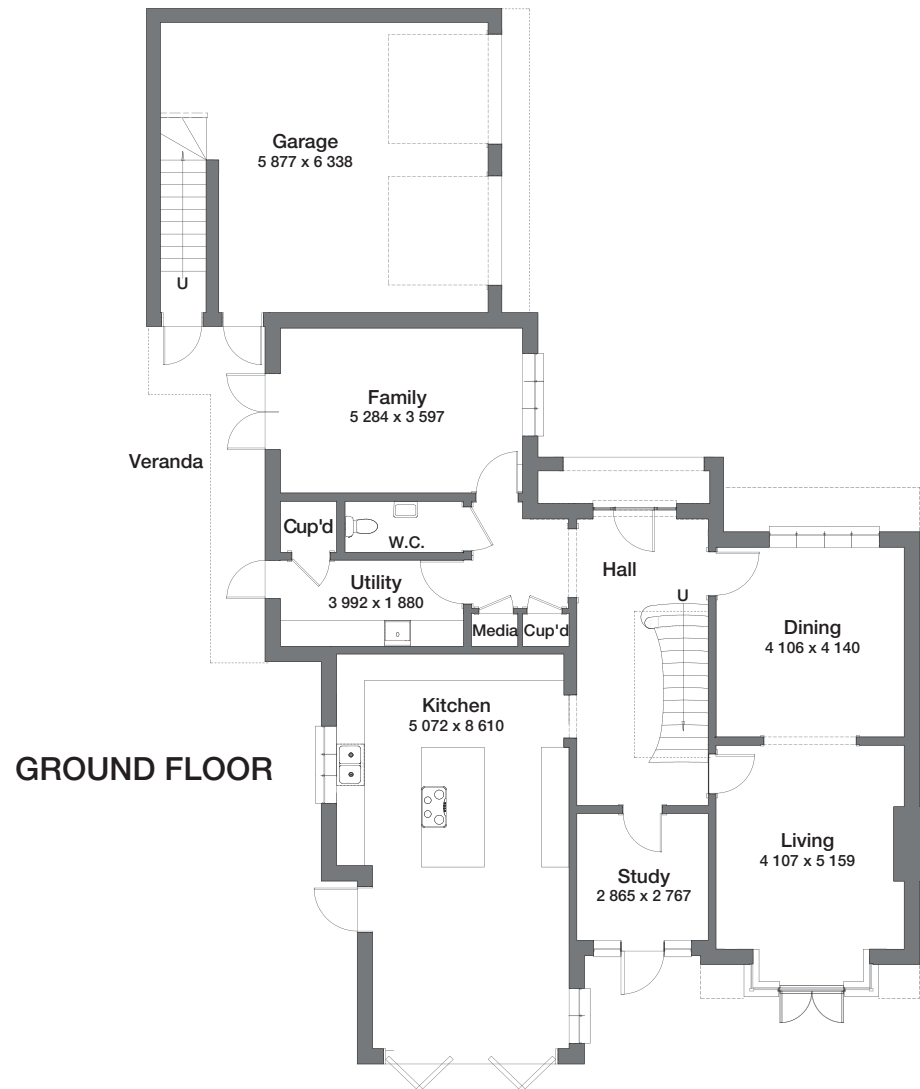
'The Views' is a private paved driveway which serves five unique properties. It is lined with coursed blue lias stone-filled gabions and a newly planted laurel hedge with Standard Magnolias and driveway lighting. The access to Highview includes a brick pillar entrance opening onto a block paved driveway with turning and parking for a number of vehicles. There is access to the double garage via electrically operated Hormann sectional doors. The garage ceiling and walls are painted, and the floor is finished with epoxy resin. A pathway, laid with Brazilian slate surrounds the property. To the rear of the garage there is the Air Source Heat pump and a path that leads to a private entrance to the studio staircase. for the The studio has double aspect windows and WC. These windows offer views of the West (Blackdowns), to the North (Quantocks) and to the West over the spires of Taunton (distant Mendips). The. The veranda leads to an outdoor seating area and rear gardens which are enclosed by a feather edged fence, Flemish brick walling and newly planted laurel hedge. There is a Brazilian slate patio, lawn, semi-mature American Oak and views of the Blackdown Hills.



Directions

From the centre of Taunton, proceed out of Taunton on the Wellington Road. Continue past the Silk Mills roundabout and take the first left onto Comeytrowe Lane. Pass Deane Drive on your left then Highfield on your right. The entrance to 'The Views' can be found opposite Comeytrowe Orchard on the right hand side identified by a Stags 'For Sale' Board.

H I G H V I E W





Specification

Interior

- Walnut Chevron Flooring
- Wool Carpet
- Extensive range of Integrated Appliances
- Bespoke Modern Kitchen
- M Marcus Hardware throughout
- Rooms pre-wired for speakers
- Media cupboard with centralised hub
- CAT6e and TV cabling and data points to all bedrooms and principal rooms
- Wet underfloor heating throughout
- Contemporary Multi-Fuel Stove
- Double Garage with Car Charging facility
- Mains Electrics, Water, Broadband and Drainage

Exterior

- Textured Brick laid to Flemish Bond
- Hand crafted Clay Plain tiles
- Self-Coloured Parex Render
- Brick entrance piers with CAT6e and Electric supply
- Fine architectural detailing including cut brick elliptical entrance archway
- Hand cut brick Bullseye Window
- Lindab stainless steel rainwater system
- Double glazed powder coated aluminium windows and doors
- Two automatic garage doors
- Paved front driveway with laurel hedging and Standard Magnolia Trees
- Powder coated aluminium bi-fold doors
- Daikin Air Source Heat Pump





