



Barberry Drive, Chard

A substantially extended 6/7 bedroom detached house on a corner plot with ample parking, lying within walking distance of the Chard reservoir nature reserve. Perfect for an extended family or those working from home who need extra space.

Guide Price
£500,000
Freehold

Symonds & Sampson
ESTABLISHED 1858

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FOR SALE

Barberry Drive, Chard, TA20 1HR

- Extended detached 6/7 bedroom family home
 - Corner plot position with good size garden
- Within walking distance of Chard Reservoir nature reserve
- Modern fitted kitchen / breakfast room with island unit
 - Sitting Room with adjoining formal dining room
 - Former garage converted to potential ground floor bedroom or office / hobby space
 - Downstairs cloakroom
- 5 first floor bedrooms including master with en suite
- Modern family shower room, gas central heating, UPVC double glazing
- Off road parking and scope for further parking / rear access

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

This substantially extended detached home is tucked away in a popular residential area towards the eastern outskirts of town. Lying within a short walk of the Chard reservoir nature reserve, it's the perfect spot for both two-legged and four-legged members of the family. Offering great flexibility, the accommodation could provide scope for a home office, workspace or ground floor accommodation for a dependant relative. Upstairs, there are six bedrooms so those needing room for an extended family or for indoor hobbies will be spoilt for choice.

On the ground floor, the accommodation appears traditional at first glance, with an entrance hall including understairs cupboard and handy downstairs cloakroom. This is attractively fitted with contemporary concealed cistern WC and slimline vanity wash hand basin. To one side of the hall is a well-proportioned sitting room overlooking the front, with a central gas fire as a pleasant focal point. An opening leads through to a good size formal dining room at the rear with French doors opening onto the rear garden.

Across the hall, the former garage has been converted into a multi-purpose ground floor room which is large enough to be an accessible double bedroom and also has its own separate access from the side path should you wish to use it for visitors. To one corner a built-in

cupboard houses the Ideal gas boiler.

At the rear of the house a superb kitchen / breakfast room makes the most of the southerly aspect as it opens out via more French doors onto the rear garden and patio. Fitted with a contemporary dark blue kitchen it includes a substantial central island unit perfect for informal dining and socialising. The stylish units include floor and wall mounted storage cupboards and concealed drawer units with quartz effect laminate worktops over incorporating one and half bowl single drainer stainless steel sink unit. There is space for a gas range cooker with stainless steel cooker hood over, integrated fridge and freezer, dishwasher, washing machine and tumble dryer.

First Floor

On the first floor, a spacious landing includes an airing cupboard with hot water cylinder and slatted shelving and provides access to the loft via a hatch. The master bedroom overlooks the front of the property and includes a range of fitted wardrobes and bedroom furniture as well as an en suite shower room. This benefits from a window to the side for natural light, and has a spacious shower cubicle with electric shower, vanity wash hand basin, WC and chrome ladder style towel radiator. There are five further bedrooms including a smaller single bedroom at the rear currently used as a dressing room, this would equally make a great first floor study.

The former family bathroom has been converted into a generous

shower room with sleek modern units comprising concealed cistern WC, vanity wash hand basin and sizeable shower unit with Aqualisa shower.

Outside

To the front of the property there is ample off road parking for approximately three vehicles, via a tarmac driveway and further paved parking area. To one side is a small front garden laid to gravel and shrubs. To the east side of the house a solid timber gate leads through to a side pathway area, useful for storage of recycling etc and providing access both to the side door into the former garage, and to a further gate opening to the rear garden. At the rear, a large patio extends across the rear of the house with decking ramp to the kitchen doors and a further concrete ramp leading up to the upper level of garden which includes a further patio and lawn. There is also a rockery bed and a further area of garden to the side of the house which provides enough space and scope for a vegetable bed or similar if you wish to grow your own. There is also an outside tap at the rear of the kitchen. The rear garden is enclosed by fencing and a solid wall on the western boundary. Double gates have been created at the top corner of the garden providing useful additional access, although there is currently no dropped kerb on the adjoining pavement. However, buyers might like to consider applying to drop the kerb if they require more than pedestrian access and would like extra storage space.

Situation

Chard is a historic market town with a good mix of local independent stores, large supermarkets and B&Q store. Chard also has a good variety of schools, both state schools rated "good" by Ofsted and the historic Chard Independent School.

Just a short walk from the property is the Chard Reservoir Nature Reserve, a beautiful expanse of open water with surrounding woodland ideal for dog-walking, fishing (via permit) and bird-watching. From the reservoir edge you can access the Chard-Ilminster cycle path, part of the Sustrans route 33 which follows a predominantly level pathway between the towns of Chard and Ilminster along the site of the former railway line, completely away from traffic and popular for cyclists, dog walkers and joggers. Chard also has a newly finished Leisure Centre with a swimming pool, Softplay area and gym. There is also a golf course within 2 miles and several other sporting activities close by.

Services

Mains electricity, gas, water and drainage are connected.
Superfast broadband is available in this area.
Mobile signal should be available from all four major providers both indoors and out.
Information supplied by ofcom.org.uk

Tenure

Freehold

Council Tax

Somerset Council Band E

Property Information

The hot tub, summerhouse, timber shed and some freestanding furniture may be available for separate negotiation depending on the vendors' onward move.

There has been a planning application submitted for further homes off Crewkerne Road, Chard planning reference 23/01537/OUT however this should not directly affect the immediate outlook from this property.

The title register indicates there may be restrictive covenants as is commonplace on many developments. If you would like a copy of the register prior to viewing please ask the office.

ILM/KJS/29/02/2024

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Barberry Drive, Chard

Approximate Area = 1752 sq ft / 162.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Symonds & Sampson 2024. Produced for Symonds & Sampson. REF: 1091462



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From the A30 in Chard proceed West as if leaving the town heading towards Crewkerne. Turn left into Oaklands Avenue and then near the bottom of the hill turn left into Barberry Drive. The property can be found on the left hand side as indicated by our for sale board.

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