



Eleighwater, Chard

Guide Price  
**£800,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

A spacious and adaptable period home, tucked away in a rural yet accessible position and surrounded by its own grounds of 1.06 acres (0.42 hectares).

## Eleighwater, Chard, TA20 3AF

- Spacious and adaptable period home set in 1.06 acres
  - Adjoining home office and double garage
  - Space and scope to create further ancillary accommodation
    - Rural location with views
- Handy for excellent road links via A358, A30 and A303
- Within 15 miles of the picturesque Jurassic coastline
- Just 3 miles from the sought-after market town of Ilminster
  - Traditional, well proportioned rooms
    - Contemporary oak garden room
      - Period features

Viewing strictly by appointment through  
Symonds & Sampson Ilminster Sales Office  
on 01460 200790

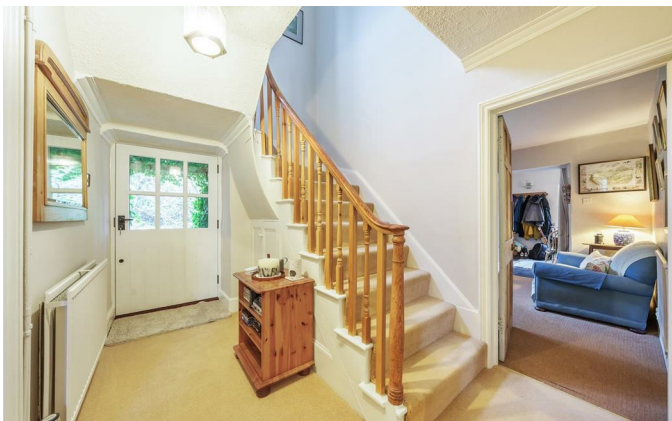




### The Property

Originally dating back to the Georgian period, this handsome home strikes the right balance between space and cosiness. Coupling its traditional proportions with the fact it has been extended over the years, it now offers much more space than you might expect. What comes with this is versatility, and this could make a wonderful family home for a larger family, or equally suit those who want something relatively manageable but need room for visitors. The adjoining home office and double garage, alongside the fact it has such a generous plot to the side would make it perfect for those who run a business from home but also offers scope for multi-generational living subject to any necessary consents. The mature gardens surround the house on each side, and this provides further scope for further extension of the accommodation should you wish. There's certainly scope for this but it is very much a house you can move straight into and appreciate from day one.

Entering the property from the original front door, you are straight into a traditional cross-passage hallway with an attractive typically Georgian staircase winding its way to the first floor and glimpses of the back garden through the glazed door at the rear. A formal dining room lies to the right with lovely large square bay window including french doors which open to the front. The period white marble fireplace is in working order and period features such as the picture rail and dado rail bring the look together.



The living room was formerly two rooms and now benefits from a lovely dual aspect with natural light from the east and west throughout the day, and pretty window seat. Again, the period green marble fireplace is in working order with a wood-burning stove inset. This room leads through to a super oak-framed garden room on the south side, bringing the "outside in" and opening up onto the patio for dining in the warmer months. It also provides further natural light into the living room. Across the hall, is a cosy room used as a snug with built-in bookshelves and room for a cosy chair or two. This opens through into a really practical side hall which on a day to day basis is likely to be the main entrance. There's lots of suitable space for hanging coats and having a settle or chair to take off muddy boots and shoes.

To one side a large period style cloakroom also doubles as a utility area with space for a tumble dryer if you wish. Stepping up from the hall you enter the extended kitchen / breakfast room. Whilst part of this room is a more modern

extension, it has been tied in nicely with one end including a feature chimney recess and timber lintel adding character to the room. The kitchen is fitted with sage grey painted units comprising floor and wall mounted cupboards, drawers, shelves and fitted dresser. They incorporate space for both a washing machine and dishwasher, whilst there is a two-ring electric hob and built-in electric oven to use alongside the oil-fired AGA which not only provides cooking facilities and background heat, but also heats the hot water.

#### First Floor

The first floor landing is naturally lit from the west facing window on the stairwell, and period style ledge and brace doors open to four double bedrooms. The master bedroom has dual aspect windows providing far reaching views. It lies adjacent to the family bathroom which also enjoys a lovely outlook, window seat and modern white suite including p-shaped bath with mains shower over and glass screen. The vendors have used the en suite bedroom as a guest suite, and this is a lovely bright double room with an

adjoining en suite bathroom. Despite having restricted head height, this is a spacious en suite in terms of floor area with a corner bath, separate shower unit, WC and vanity wash hand basin. An airing cupboard houses the hot water cylinder. There are two further double bedrooms at the rear, of which one has an interconnecting door to the larger bedroom.

#### Outside

The property is approached over a smart gravel driveway with plenty of turning and parking space, even for larger vehicles. This in turn provides access to the double garage which has two up and over doors, power and light connected. There is scope to store items above in the boarded loft area. The garage now adjoins a designated home office. Whether you work from home or need a space for a hobby this is a good size room with power and light connected, and windows for natural light. This adjoins the main accommodation and therefore there may be scope to join the home office / double garage to the main





accommodation for annexe purposes if you wish.

To the side of the gravel driveway, a gateway provides access into a paddock area with mature trees. This extends along the northern side of the house and flows around to join the gardens at the rear. Adjacent to the double garage is a greenhouse. Pathways lead across the rear of the house and under a timber pergola clad with Wisteria. This leads to a patio adjoining the garden room. Beyond is a timber summerhouse with cedar roof. The gardens at the front of the house include attractive crab apple and cherry trees for spring blossom.

#### Situation

The property is tucked away in a small rural hamlet, surrounded by the rolling south-Somerset countryside and just a short drive from excellent road links via the A358, A30 and A303. It therefore offers the best of both worlds for those looking for a slice of rural living but wanting to remain connected either by road or rail, the nearest

mainline stations being at Taunton (London Paddington) and Crewkerne (London Waterloo). Ilminster is arguably one of the area's prettiest and most sought-after market towns lying just 3 miles away. Within a mile you can access the traffic free Sustrans Route 33 cycle path which provides access into Ilminster town centre and Chard to the south. In Ilminster, the local stores are mostly centred around the market square and 15th century Minster church and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre Co-op store and good size Tesco with ample free parking and adjoining bowls club and tennis club. There is also a town library. Ilminster Arts centre is a vibrant arts venue with licensed cafe and the town has its own well-supported local theatre. There are plenty of well renowned places to eat too, including pubs, restaurants, cafes and takeaways.

Tenure  
Freehold

#### Services

Mains electricity and water are connected. Oil fired central heating (boiler located in garage). Private drainage via septic tank. Please ask the office for an update with regards to compliance of the drainage system. Standard broadband is available. Mobile signal is available outdoors from all four major providers but indoors signal for voice and data is most likely to be available from Vodafone. Information from ofcom.org.uk

#### Council Tax Band

Band F - Somerset Council

#### Property Information

Please note that planning reference 20/00490/FUL on the land to the north of the property, is in the process of being completed and will be visible if a prospective buyer makes an appointment to view. All local planning applications can be viewed on the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9> by entering the postcode and using the planning overlay from the left hand drop down box.

**Directions**

From the A303, at the Southfields roundabout proceed west onto the A358 heading south (signposted to Horton and Donyatt) effectively passing the Shell Fuel Station on your right and continuing on the A358 heading south through the village of Donyatt. Continue through Peasmarsh and pass the large lay-by on your right hand side, taking the next right hand turning by Four Lanes Farm. Proceed for 200m and turn left. The property is the second property on the right hand side.

**Oakwell, Eleighwater, Chard**

Approximate Area = 2483 sq ft / 230.6 sq m  
 Limited Use Area(s) = 54 sq ft / 5 sq m  
 Double Garage = 299 sq ft / 27.8 sq m  
 Home Office = 133 sq ft / 12.4 sq m  
 Total = 2969 sq ft / 275.8 sq m

For identification only - Not to scale



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>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	

ILM/KJS/15/12/2023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Symonds & Sampson. REF: 1059004



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