



Wreath Lane, Wreath Lane, Chard

Guide Price  
**£650,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



Perfect for multi-generational living, or families who all like their own space, this is a stylish, spacious and beautifully updated home with versatile accommodation to suit every member of the family. Set in a private plot of 0.73 acres (0.3 hectares) it has far-reaching views and easy access to local towns and good road links.

## Wreath Lane, Chard, TA20 4DT

- Beautifully extended and modernised chalet style home
- Flexible living space including two ground floor en suite bedrooms
  - Ideal for multi-generational living
- Spacious and stylish accommodation throughout
- Sociable open-plan kitchen / family / dining space
  - Separate utility
- Dual aspect living room with access to sunny patio and lovely views
- Two further first floor bedrooms including spacious principal room with picture windows
  - Generous gardens with secondary access gate
- Ample parking and scope for garaging / workshops subject to consents

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790







### The Property

Over recent years, this substantial property has clearly undergone a complete transformation including substantial extension and improvements to suit modern living. The flexible accommodation over two floors with two ground floor en suite bedrooms makes it suitable for those who need single-level living or have dependent relatives, and yet it equally suits families looking for spacious accommodation where everyone can retreat to their own space. The addition of air source heat pump and underfloor heating has helped to create a forward thinking and stylish clutter-free layout, and the south / westerly facing elevations may provide further scope for the addition of solar panels to further offset the monthly outgoings if a buyer wished to look into this further.

You enter the property from the side into a spacious and practical hallway with useful downstairs area including practical slate effect flooring. There is also a useful storage cupboard and downstairs cloakroom. There are two pleasant double bedrooms on the ground floor both with contemporary styled en suite shower rooms adjoining. The front double room has far reaching views across the countryside towards town. The double aspect living room opens onto a sunny verandah and patio, and features beautiful wood flooring and stylish modern woodburning stove.





Across the rear is a fabulous light-filled kitchen / dining / family space with bifold doors opening onto the garden. There's ample room for even the largest of tables around which to dine and socialise. The beautiful light blue / grey bespoke units have a stylish and timeless look with their granite worksurfaces over incorporating a butler style ceramic sink. They include space for a range cooker with stainless steel cooker hood over, and additional space for a slimline dishwasher. The adjoining utility room provides further access to the side of the property and is fitted with complementary units in a sage grey colour including cupboards and tall storage units and additional double drainer sink unit. There's room for both your washing machine and tumble dryer, whilst a designated plant cupboard includes the hot water system.

#### First Floor

On the first floor, the spacious landing is lit by a velux window and includes a useful space for a work desk if you like a separate study area. There's an impressive principal

bedroom on the first floor if you would prefer to have your main bedroom upstairs. This is a particularly spacious double room with full length picture windows on the gable end overlooking the gardens. It also benefits from fitted wardrobes and under eaves access to additional storage. An additional good size bedroom to the side is perfect for children or as a designated study / hobby space. The contemporary family bathroom serves both bedrooms and includes a modern white suite with L-shaped shower / bath.

#### Outside

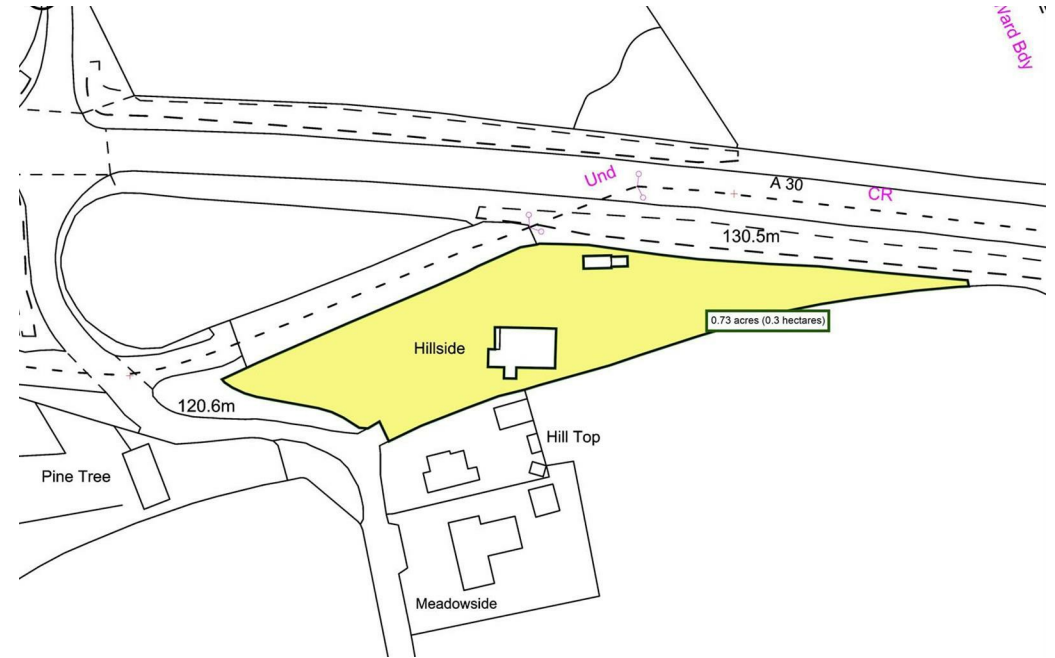
The property is set back within its sizeable plot including a good frontage and generous driveway for parking. The lawn sweeps around the side of the property where there is a secondary access gate onto the lane, which could be useful if a second vehicular access is required or you need to create additional parking / storage space. The garden is screened from the road by a large mature hedgerow giving privacy and along one boundary there are timber storage sheds and a greenhouse / vegetable area. At the rear of the

property, a substantial gravelled patio area is perfect for outside dining and entertaining, whilst at the front a paved patio and covered veranda area is the perfect spot to watch the sun go down in the evening.

#### Situation

This area of South Somerset lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive. Excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). Chard has plenty to offer including a well-respected Independent school, brand-new leisure centre / swimming pool, high street banks, independent shops, three supermarkets and B&Q store. The local reservoir and nature reserve lies on the east side of town and offer lovely walks and a connection to the Sustrans Route 33, which includes a traffic free cycle path from Chard to Ilminster. There is also a golf course within 2 miles and several other sporting activities close by. Crewkerne is the nearest town heading east and has its own mainline railway station (London Waterloo) as well as a Waitrose supermarket who deliver locally.





**Services**

Standard broadband is available. Whilst mobile signal is likely to be available outdoors from all four major providers, you may find indoors that you are most likely to receive a voice signal from O2 network and others may be limited.

Mains electricity, private water supply via shared borehole, private drainage via septic tank. Air source heat pump providing predominantly underfloor heating throughout.

**Tenure**

Freehold

**Council Tax**

Somerset Council - Band E

**Property Information**

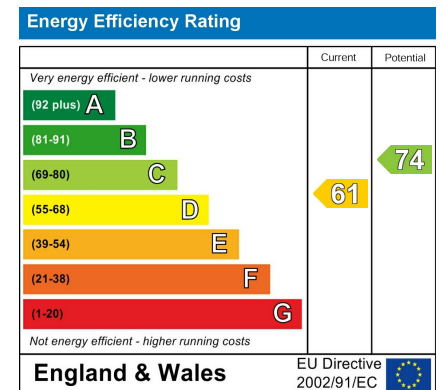
As is sometimes the case in the local area, the charges register includes a notice relating to "mines and minerals" and a copy of the register can be provided if a prospective buyer would like to discuss this with the office.

The property currently has a CCTV system in operation and this may be recording at the time of any viewings.

We believe the access to the property from the A30 is via an unadopted road.

**Directions**

From Chard, on the A30 proceed out of town heading east towards Crewkerne for 0.8 miles, passing the turnings to "The Drift" and continuing until you find the right hand turning to Wreath Lane. Proceed into Wreath Lane and bear left heading up the slope where the property can be found. It is the first driveway on the left hand side.





# Hillside, Wreath Lane, Chard, TA20

Approximate Area = 1821 sq ft / 169.1 sq m (excludes void)

Limited Use Area(s) = 85 sq ft / 7.8 sq m

Total = 1906 sq ft / 176.9 sq m

For identification only - Not to scale

Denotes restricted head height



ILM/KJS/25/06/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Symonds & Sampson. REF: 1144698



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