

Brookmead

Forton, Chard, Somerset

Brookmead

Forton

Chard

Somerset TA20 2NA

A truly exceptional single-storey residence, sitting in its own private landscaped plot of 0.52 ares (0.21 hectares) with glorious southerly-facing views over countryside.



- Offered for sale with no onward chain
- Exceptional detached single-storey residence
 - Set within 0.52 acres (0.21 hectares)
- Well laid out gardens including kitchen garden area
 - Superb southerly facing views
- Double Garage with adjoining workshop and WC
 - Plenty of external storage

Guide Price £785,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Rarely do we see such spacious, impressive and practical living space, all on one level. This detached residence sits towards the edge of the village with uninterrupted views to the rear, generous and well designed gardens and plenty of storage. Whether you simply like your own space, or need room for visiting friends and family this beautiful home is a rare opportunity indeed.

Constructed in the late 1980's in the walled grounds of a period property, this well-designed and exceptionally spacious bungalow really makes the most of its superb southerly facing position. With all the principal rooms facing south and the accommodation filled with natural light throughout the seasons, it makes lower-maintenance single-level living a reality for those who still wish to have a great feeling of space and privacy.

ACCOMMODATION

An impressive entrance over a resin-bound driveway brings you down to the large storm porch which in turn opens into a generous hallway. The layout is such that all the bedrooms are to the east wing of the property with your living space to the south and west, creating a practical and bright layout. The hall includes a cupboard for coats and access to the loft. There is also an airing cupboard with slatted shelving.

The master bedroom lies to the south-east corner and enjoys lovely views of the garden and countryside beyond. It has been beautifully fitted with a range of quality fitted bedroom units including wardrobes, shelving and drawers. The en suite shower is attractively fitted with Heritage suite including spacious shower cubicle with mains shower, fitted vanity wash hand basin unit with associated storage and neutral tiling. There is also a dual-fuel chrome towel radiator and wall mounted Dimplex heater.

The guest bedroom is another spacious double room with a lovely view and built-in double wardrobe. The two further good size bedrooms also include fitted wardrobes / storage. The family bathroom is particularly spacious and is fitted with another Heritage suite comprising panelled bath with Aqualisa shower over, pedestal wash hand basin and close coupled WC. There is also a wall cabinet further towel rail / radiator and additional Dimplex heater.

Across the hall, there is a handy separate cloakroom and glazed doors letting the natural light flood in from the reception rooms on the south side. As you enter the sitting room you get your first glimpses of the fabulous view beyond. UPVC double glazed sliding doors allow you to open up this room to the sun terrace at the rear, perfect for summer entertaining as the sun terrace links with the doors in the kitchen / dining area. The sitting room also benefits from a feature fireplace housing a living flame gas fire for an extra cosy glow in the cooler months. Across the hall is a separate study, fitted out with a lovely range of units to create two desk spaces, shelving and storage to help organize your home. It's perfect for those who need to work from home or need a separate space for hobbies.

The current vendors have created a stunning open-plan kitchen / living space with not only room for the largest of dining suites but a comfy chair or even a sofa too. Their clever incorporation of the original formal dining room has created a beautiful, sociable space opening onto the rear terrace and enjoying views over both gardens and the countryside beyond. Fitted with beautiful duck-egg blue units and Silestone stellar quartz worktops, upstands and splashbacks, these incorporate an integrated fridge freezer, dishwasher, gas hob with cooker hood over and double electric oven. The large central island unit provides space for informal dining and copious additional storage. The stylish and hardwearing Karndean flooring unifies the space.

Adjoining the kitchen is a practical and generous utility room with handy extra composite sink unit. The vendors have replaced the boiler, and this is tucked away discreetly to one corner, and the utility area is fitted with cream shaker style units incorporating really useful slimline storage along one wall and space for an extra fridge and freezer. Under the units is space for your washing machine. The vendors have also fitted a built-in water softener.

Beyond the utility is an exceptionally spacious solid-roof conservatory large enough for all-day dining and relaxation, with room for even the largest of conservatory suites. It overlooks the side garden and provides access to the vegetable garden located on the west side of the plot.





OUTSIDE

The stone-pillared frontage leads onto a well thought out and generous driveway with double garage, gardeners WC and workshop with designated kitchen garden area, ample outside storage and greenhouse.

To the front, the property has an impressive stone-pillared entrance, and is accessed via double gates onto a large resin-bound driveway, enclosed by stone walls. There is a front lawn with lavender, flowering cherry and white poplar trees, and gateways leading to the side garden nearest the conservatory and through to the vegetable garden at the rear of the double garage.

The double garage benefits from a roller shutter double door for ease of access, and has power and light connected. It incorporates a separate WC and separate workshop at the rear with its own window, power and light connected.

The side garden is mostly laid to lawn with well-tended shrub borders and patio, alongside the addition of a Tulip tree and Amelanchier for all year round interest. The separate kitchen garden includes vegetable beds, fruit canes, two greenhouses and a timber storage shed - all the ingredients you need to "grow your own".



Across the rear is a large expanse of paved sun terrace, with awnings for both the sitting room and kitchen/dining room. Steps from each room lead down with wrought iron railings onto the sun terrace bordered by a mix of pink Azaleas and Hebes. Steps lead down onto the main lawn which extends to the edge of the property.

The Ha Ha provides a seamless boundary and creates an uninterrupted view of the countryside beyond. On the east side of the property are two further timber storage sheds and double gates leading through to the front garden if wider access is required.



SITUATION

The small village of Forton lies approximately one mile south of the market town of Chard. This area of South Somerset remains unspoilt and whilst it lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive, it also offers the best of both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). A whole range of local market towns provide everything you need for day to day living. Whilst Chard has plenty to offer including high street banks, independent shops, three supermarkets and B&Q store, there are also the smaller market towns of Ilminster and Crewkerne within easy driving distance.

The pretty market town of Ilminster has a lovely range of independent stores, butchers, delicatessen and hardware store mostly clustered around the historic Minster church. Crewkerne has a mainline station and Waitrose supermarket, whilst Axminster also has a railway station on the same mainline. The village of Forton itself has a bus-stop serving the local area. It's a thriving community, brought together under the "Tatworth and Forton" parish which includes several small historic hamlets which now share facilities including a post office and store, pubs and newsagent. A village hall in Tatworth serves as the centre of the community for many events and meetings, including those of the local residents group (RAG) which really helps to unite the parish and act as a catalyst for community spirit. Forton also now has its own Village Hall.

By its nature, the rolling South Somerset countryside offers great possibilities for walking and cycling, indeed the Sustrans Route 33 cycle path runs along a traffic-free railway path from Chard to Ilminster. The village also has its own Site of Special Scientific Interest. Stowell Meadow is unspoilt meadowland dotted with natural springs which is let via an age old annual custom to certain members of the parish.



DIRECTIONS

What3words///grows.acquaint.mainland

SERVICES

Mains gas, electricity, water and drainage are connected.

Standard broadband is available in the area according to Ofcom.org.uk, and the vendors report a speed of 76 Mbps as per Openreach.com. The vendors report no issues with making standard voice calls. Mobile signal is likely from all four major networks outside, but you may prefer to use Wifi calling indoors if the signal is limited. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band F

Please note a new Worcester Bosch Greenstar boiler has been fitted since the EPC was carried out in 2023.

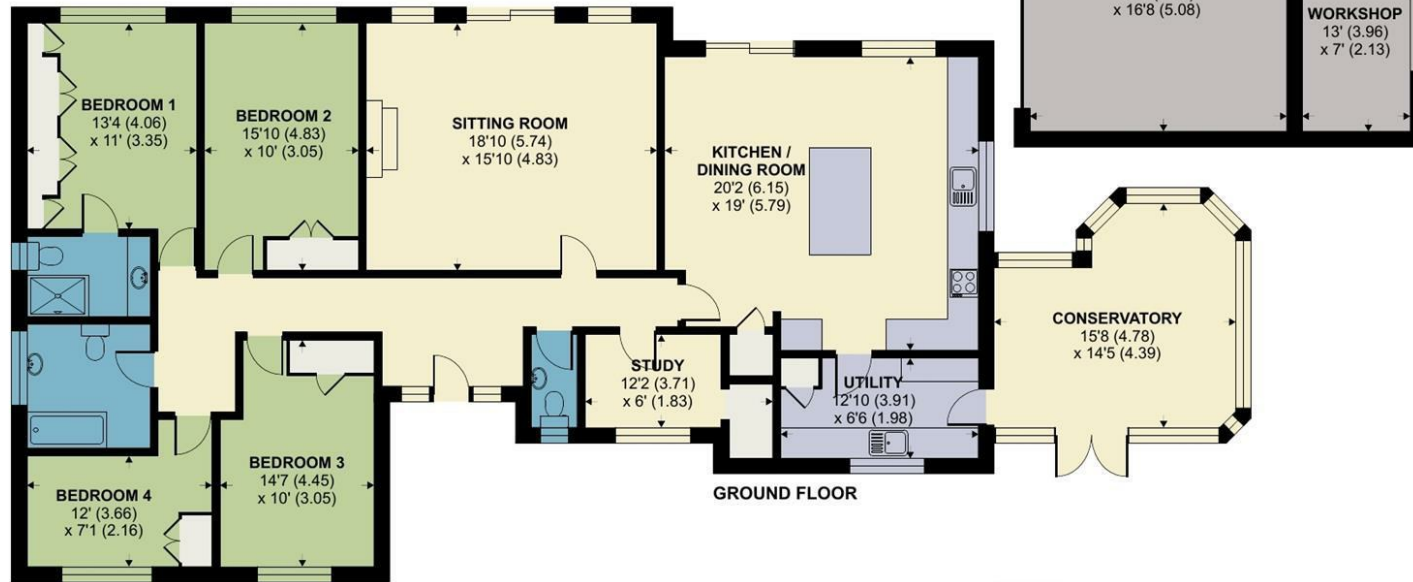
Energy Efficiency Rating		
Environment	Energy	Water
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G



Brookmead, Forton, Chard

Approximate Area = 1980 sq ft / 183.9 sq m
 Garage = 421 sq ft / 39.1 sq m (includes workshop & wc)
 Total = 2401 sq ft / 223 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1235624



ILM/AJW/040225



naei | propertymark
PROTECTED

WWW.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 21, East Street,
 Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT