

Symonds
& Sampson



12 Oak Mead
Chard, Somerset

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Chard
Somerset TA20 2FY

A beautiful and tastefully extended ex-show home, offering stylish and flexible living spaces with the option for single-level living if required.



- Detached chalet-style residence
- Sold with remainder of NHBC warranty
 - Extended and improved
- South-westerly landscaped garden
- Converted former garage with kitchenette / WC and studio space
- Edge of development with more open outlook

Guide Price £475,000

Freehold

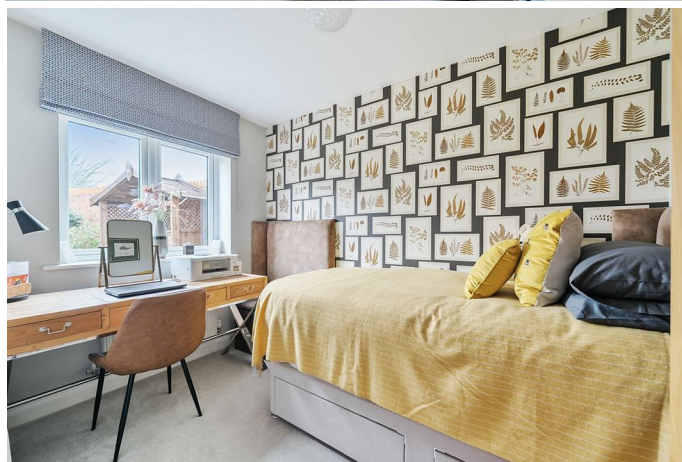
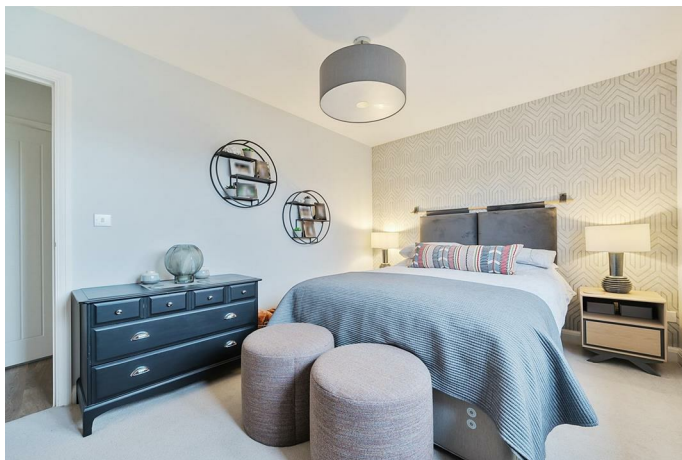
Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Located on the edge of the development with a pleasant outlook and lovely feeling of space, this beautiful former show home offers you a rare chance to buy a flexible low-maintenance, chalet-style home. Cleverly extended to the side and rear by the current owners along with other upgrades internally. The former garage is also laid out as a useful studio space with its own kitchenette and WC. This provides potential for a variety of uses such as hobby space, accommodating visitors or working from home, subject to any necessary consents. Of course, alternatively it could be returned to use as a garage. Being one of the site's former show homes, the accommodation has a great sense of style and the landscaped garden has matured beautifully. Large enough for a family, but practical enough for those looking to downsize to single-level living if required.





ACCOMMODATION

The current owners have added a practical light-filled porch to the front elevation, giving valuable extra space. The generous entrance hall has very practical Karndean flooring finished in a lime-washed wood effect, running through to the bathroom, kitchen and spacious understairs cupboard. On the ground floor there are two bedrooms. A single bedroom / study space and a large 'King' bedroom to the front. Across the hall is an attractive family bathroom including bath with shower over, quadruple panel folding glass screen and a contemporary wall hung wash hand basin / WC, all finished with smart grey landscape tiling.

The reconfigured kitchen is accessed from the hall, where the vendors have added extra units to create a streamlined and practical space with

integrated fridge freezer, dishwasher, washing machine, double eye level oven and gas hob with sleek modern extractor over. The wall mounted gas boiler is discreetly tucked away in a cupboard to one corner. The cosy sitting room has lovely square proportions with french doors opening into a versatile triple aspect garden room used as a formal dining space and comfy sitting area. With its four sets of Pilkington 'K' sliding patio doors it really helps to bring the "outside in" for use all year-round it's a great space to enjoy the outlook over the garden, and is flooded with natural light from the lantern roof above. To one side, the addition of a boot room provides useful extra security with covered access to both the front of the property and the rear garden. On the first floor, a beautiful master suite includes a larger than usual and very generous bedroom. Fitted mirror fronted sliding doors open into a walk-in wardrobe area with additional under eaves storage and roof access beyond. Adjoining the master bedroom is a spacious and naturally lit en-suite shower room.

OUTSIDE

The property is accessed over a privately owned and shared, gravel drive, leading to a block-paved area providing off road parking for at least two cars along with access to the former garage. The garden areas to the front and side contain some specimen trees / shrubs. The rear garden is well designed and is also planted with a range of shrubs that are maturing nicely. There are Sleeper-edged raised flower beds and a large cascade water feature. There are full length Decking areas to the side and rear of the garden room. A timber pergola with further with decking, ideal for morning coffee in the summer months. A privacy door leads directly into the kitchen area of the former garage.

There is also an 8 x 6 timber garden shed. There are 2x outside power points and an outside tap at the rear, and another outside tap to the front along with a double power point.



SITUATION

Located at the edge of a popular recent development off Forton Road, the property lies a short drive from the town centre with its local amenities, including shops, restaurants, and public transport links. Chard is a bustling market town with a rich history and a strong sense of community and plenty to offer including a well-respected independent school, recently opened -new leisure centre / swimming pool, independent shops, three supermarkets and B&Q store. The local reservoir and nature reserve lies on the western edge of town. This area of South Somerset lies within easy reach of both the historic Jurassic coast, World Heritage site, with picturesque seaside towns such as Lyme Regis and to the Blackdown Hills National Landscape (formerly known as an Area of Outstanding Natural Beauty) either choice is a within a 30-minute drive. Excellent road links from A30 and A358 connects to the M5 and A303 with Mainline stations close by at Axminster and Crewkerne.

DIRECTIONS

What3words////////juniors.project.toasters

SERVICES

Mains gas, electricity, water and drainage are connected.

Ultrafast broadband is available in the area. Mobile signal is most likely to be available for voice and data from the EE network whilst indoors, although outdoors you are likely to receive a signal from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band D

The property is freehold, but as is normal practice on new



developments the maintenance of any communal areas is covered by an annual service charge currently c.£225 per annum.

Energy Efficiency Rating	
Current	Potential
For energy efficient - lower running costs	
A	94
B	85
C	
D	
E	
F	
G	
For energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Oak Mead, Chard

Approximate Area = 1395 sq ft / 129.5 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

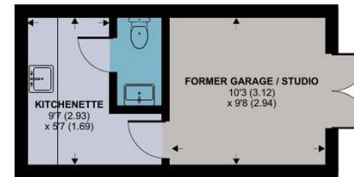
Garage = 189 sq ft / 17.5 sq m

Total = 1684 sq ft / 156.2 sq m

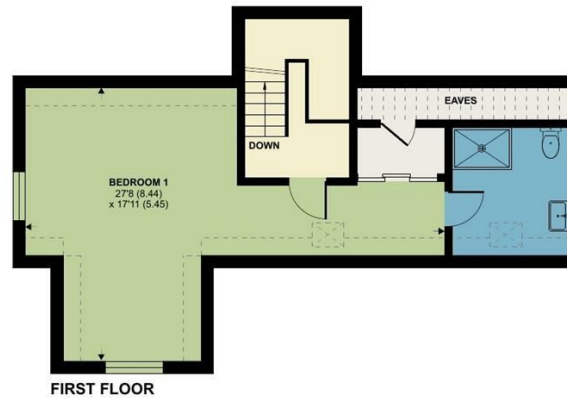
For identification only - Not to scale



Denotes restricted head height



GARAGE



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Symonds & Sampson. REF: 1250791



ILM/JH/270225



01460 200790

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



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