



Symonds
& Sampson

Greenacre

Fairclose, Combe St. Nicholas, Chard, Somerset

Greenacre

Fairclose
Combe St. Nicholas
Chard
Somerset TA20 3LU

Surrounded by the sights and sounds of nature, this privately positioned detached chalet-style home is spacious enough for a family whilst also providing the option for ground floor living.



- Detached chalet style home
- Optional 3 / 4 bedroom accommodation
 - Scope for single level living
 - Private and secluded position
- Beautiful, natural gardens perfect for wildlife
 - Private driveway and double garage

Guide Price **£575,000**

Freehold

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THE PROPERTY

Nestled along a private lane on the outskirts of the village, this property enjoys a tranquil, leafy backdrop that offers both privacy and seclusion, while remaining conveniently close to the vibrant village centre. Ideal for nature enthusiasts and gardening lovers alike, the mature gardens have been thoughtfully designed to attract and support local wildlife, creating a harmonious, natural haven.

ACCOMMODATION

The adaptable living space provides the option for single-level living if needed, while the two-storey layout offers plenty of room for families or those hosting guests. On the ground floor, a spacious, light-filled L-shaped living room features a Morso multi-fuel stove, adding a cosy touch during cooler months. Double doors open into a generous conservatory at the rear, currently used as a formal dining area and connecting seamlessly with the kitchen. There's also excellent potential to create a more open-plan kitchen and living space by knocking through the wall between the kitchen and original dining area. The kitchen itself is fitted with a range of limed oak-effect units, including a double oven, induction hob, extractor, and integrated fridge, with space for a freestanding dishwasher.

Two generous ground floor bedrooms, both with built-in wardrobes, offer flexibility and could also serve as additional reception rooms or home office space. An internal door leads to the double garage, which presents further conversion possibilities if desired.

We understand the attic was converted by a previous owner, significantly increasing the living space. The conversion features a spacious landing with attractive views over the copse and garden beyond, as well as two additional double bedrooms. Both bedrooms benefit from built-in wardrobes, access to under-eaves storage, and lovely countryside views. The master bedroom also enjoys the added luxury of an en suite bathroom.





OUTSIDE

With a southerly aspect at the rear, the gardens wrap around the property, offering plenty of space to enjoy pottering and to entertain family and friends. The property is accessed via its own right of way over a private track off Stoopers Hill, so the property itself is tucked away from the village road and not directly visible, but is still just a short walk from all the village amenities.

The front of the property provides extra parking, along with an additional lawned area beyond a garden wall. The owners of the neighbouring copse have an access over the lawned area to their copse via a five-bar gate to the side. Private gates open into the enclosed front driveway and garden, offering generous parking



space and access to the large double garage, which features double roller shutter doors.

In the garage you'll find the boiler for central heating, which is still under guarantee. There is also space for a washing machine, tumble dryer, and an additional sink, effectively creating a practical utility area. Beyond this, a further conservatory has been added, currently used by the owners as a sunroom and greenhouse.

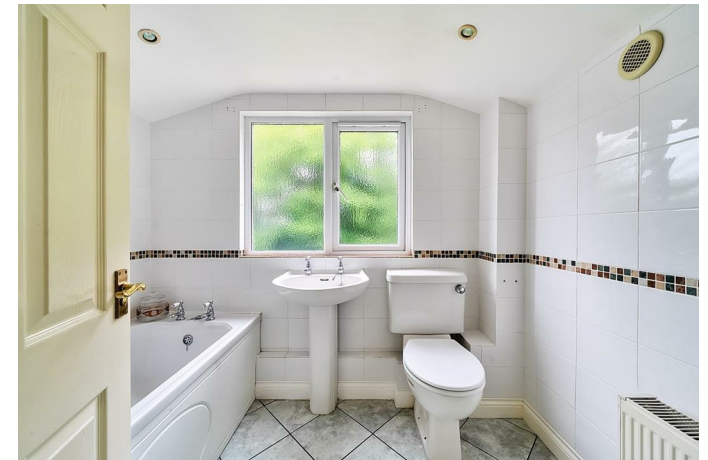
The gardens are well stocked, featuring wildlife ponds fringed with irises, a lawn, and spacious patios ideal for entertaining. Mature shrubs, perennials, ferns, and ornamental trees—including

striking Japanese Acers and established roses—enhance the outdoor space.

There's access on both sides of the property, with a timber shed and wood store on the eastern side, along with the oil storage tank, which has been recently replaced by the current owners.

SITUATION

The village is set in lovely countryside not far from the Blackdown Hills, an Area of Outstanding Natural Beauty with its miles and miles of herepaths popular for walking, cycling and horse-riding. Approximately 3 miles from Chard and 6.5 miles from Ilminster, it has great accessibility to all the day to day amenities you require



and excellent road links via the A358, A30 and A303.

Both the beautiful Jurassic coast to the south and the M5 Junction at Taunton are within c.30 minutes' drive. The A303 London – Exeter trunk road is just an easy 3 minute drive away. The village has a vibrant community, and together with the nearby hamlet of Wadeford has a great deal of parish organisations including History group, Horticultural society, short mat bowls, weekly village café in the village hall, ladies groups, two book clubs and Gala association that organises many events.

The village also has its own Football club with four teams including ladies and junior teams, clubhouse and pitch. There is a post office

and store, historic parish church, a pub and recently "top-rated" Church of England Primary School (last Ofsted rating 2022 - Good). Doctors surgeries are available in Chard whilst there are community hospitals in Chard, Axminster, Crewkerne, South Petherton and Honiton. The main district hospitals are at Yeovil and Taunton.

DIRECTIONS

What3words/////beeline.duet.shortage

SERVICES

Mains electricity and water connected. Private drainage via septic tank (vendors have obtained a report confirming compliance with current regulations). Oil fired central heating, via boiler located

within double garage.

Superfast broadband is available. Mobile signal indoors is most likely from O2 and Vodafone networks. Mobile signal outdoors is likely from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band E

The septic tank is located within the copse at the rear with a gateway for access / maintenance from the rear garden.

Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
100-125	A		76
81-100	B		
62-80	C	62	
43-61	D		
25-42	E		
10-24	F		
1-9	G		
For energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Combe St. Nicholas, Chard

Approximate Area = 1447 sq ft / 134.4 sq m
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Garage = 526 sq ft / 48.8 sq m
 Total = 1988 sq ft / 184.5 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1297874



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