



Copperfields, Cricket St. Thomas, Somerset



An immaculately presented contemporary house set in 12.25 acres with views to the Bristol Channel.

Summary of accommodation

Ground Floor - Porch | Reception hall | Sitting room | Kitchen/dining room
Study | Gym/workshop | Utility room | Cloakroom

First Floor - Principal bedroom with ensuite shower room
Two further double bedrooms with ensuite shower rooms
Further double bedroom with ensuite bath & shower room

Garden and grounds - Double carport | Quadruple garage/tractor store
Parking with machine wash bay | Garden store | Garden shed

In all approximately 12.25 acres

Distances

Crewkerne 3.5 miles, Chard 4 miles, Axminster 10 miles, Junction 25 M5 16 miles,
Honiton 18 miles, Taunton 19 miles, Exeter Airport 30 miles.
(Distances and time approximate)



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3



4



12.25
acres

EPC
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Location

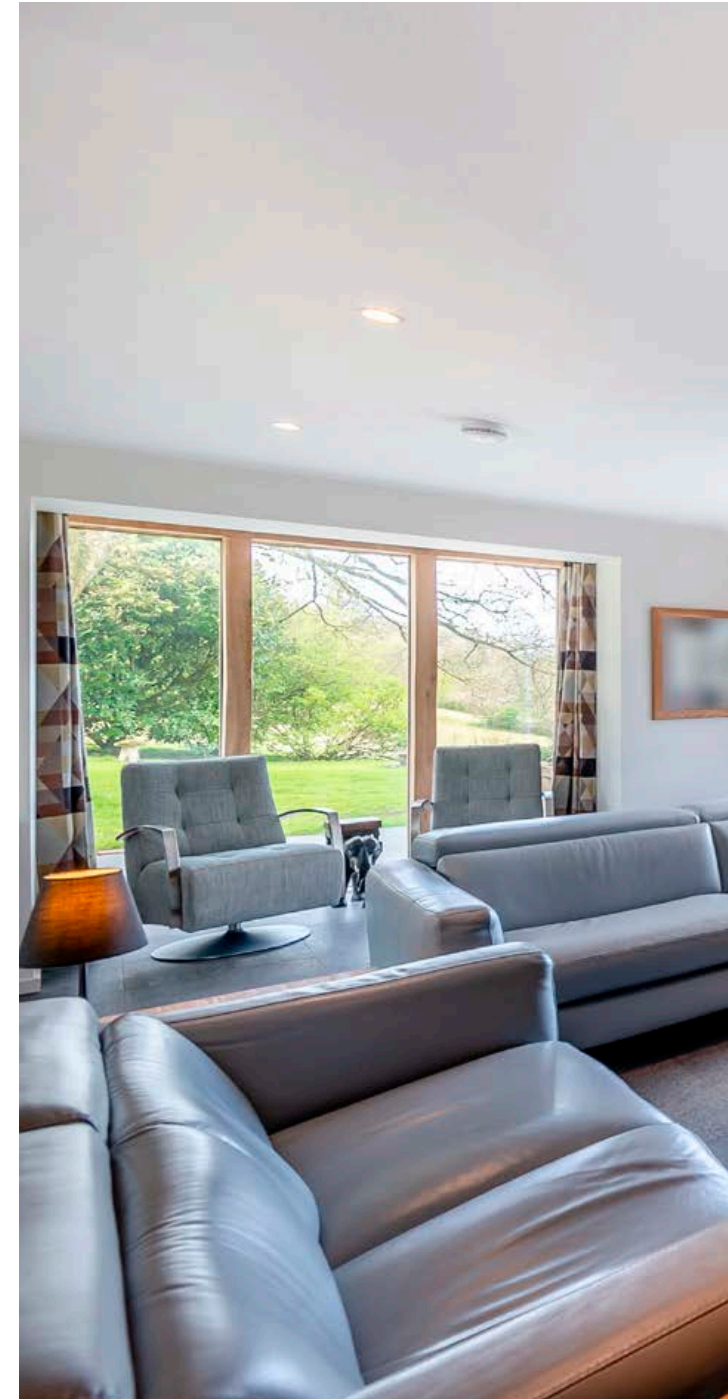
Copperfields is situated in open countryside off a ridge running between the market towns of Crewkerne and Chard that dominates the local landscape and now carries the A30. Crewkerne is the smaller of the two towns, but both have a wide choice of shops and local businesses including GP, dental and veterinary surgeries plus a selection of supermarkets including a Waitrose in Crewkerne plus Sainsbury's and Tesco in Chard (see www.discovercrewkerne.org.uk and www.chard.gov.uk). Yeovil and Taunton are both within a reasonable driving distance for wider requirements. For transport links, the easily accessed A303 is the major arterial route to London whereas the A30 links many of the southwest's major towns. There is a direct rail service nearby from Crewkerne station to both Exeter (52 minutes) and Waterloo (2 hours 49 minutes). Exeter Airport is just over 40 minutes' away offering daily flights to London City Airport (1 hour) and other UK and international destinations. The local area has a wide variety of schools from both the State and independent sectors including Perrott Hill and King's and Queen's Colleges in Taunton.

Copperfields

Windwhistle Ridge stands high above the low ground on either side of it and dominates the local landscape. Copperfields is positioned below the crest of the ridge in wonderfully private setting that affords views over the surrounding countryside. Indeed, on a clear day you can see the Bristol Channel and beyond, a distance of 25 miles. Copperfields was built in 2000 in a style reminiscent of a period tythe barn and is faced with local stone under a tiled roof, which allows it to blend with other local, older properties. It has been the home of the current owners since 2007 and has clearly been carefully maintained over the years, having been completely refurbished since 2013. Every care has been taken to ensure that it is energy efficient incorporating a very high level of insulation. The rear faces north towards the view, with the two principal reception rooms, the sitting room and kitchen/dining room, both having tall, wide windows on three sides to optimise the natural light whilst taking in a 180° view.

The interior overall has a wonderful feeling of light and space with the rooms on both floors radiating out from the central reception hall and first floor landing. The ground floor has three reception rooms, a sitting room, study and superb kitchen/dining room, plus a gym/workshop that could also be a fourth reception room if needed. The kitchen has a three-sided picture window incorporating two sets of French windows to the east and west terraces and is fitted with contemporary units including a large central island and a range of built-in electric appliances.

The first floor has four double bedrooms, all with their own bath/shower room. One of the bedrooms currently serves as a superbly equipped dressing room. The first floor also has three balconies, so three of the four bedrooms have French windows to their own balcony.

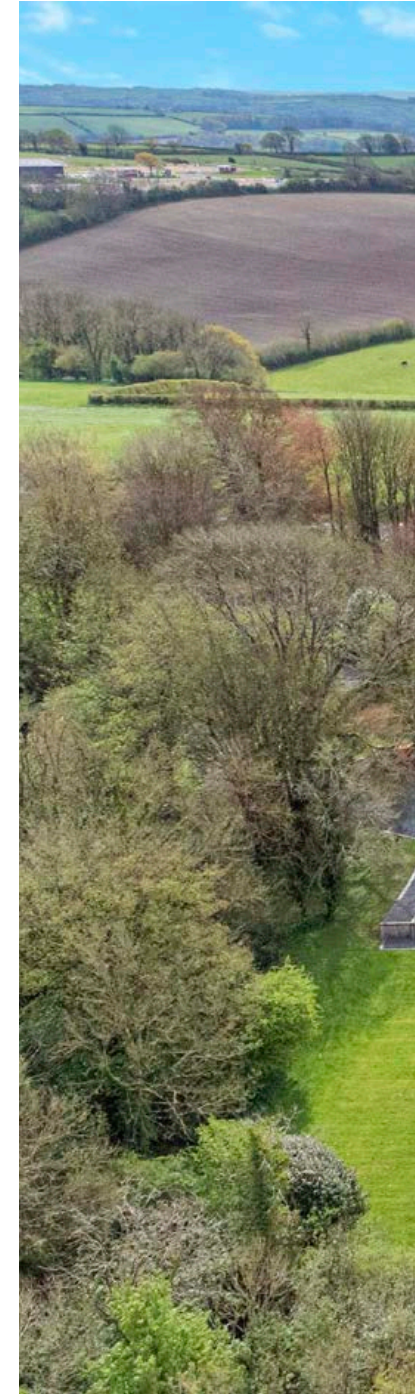






Outbuildings, Garden & Grounds

Copperfields shelters behind a woodland screen and cannot be seen from the road. It is approached via a driveway that sweeps down to an extensive, gravelled parking area between the house and a double carport and tall garage/workshop. The latter can garage up to four cars, a tractor or other machinery. On the east side of the house is a paved vehicle wash bay. The house stands in about 12.25 acres (4.96 hectares) of pasture that includes a fringe of mature mixed woodland that allow the grounds to merge naturally into the wilder surroundings, offering a sheltered habitat for the abundant wildlife including deer, badgers, foxes and many species of birds. The grounds consist of a roughly triangular area of land consisting of gently sloping pasture within a screen of mature mixed woodland and hedgerow. The small areas of formal garden include several easily maintained raised beds on three sides and a lawned area with beds containing ornamental trees and shrubs. The house only has one near neighbour 200 yards away and is screened by thick woodland, with a little-used public footpath running along the property's eastern boundary on the far side of the screening woodland, down to Chillington Down.





Property Information

Tenure: Freehold.

Services: Mains electricity. Private water supply (metered spring water supplied by Cricket St. Thomas Estate. Private drainage (septic tank). Electric central heating via ground source heat pump (underfloor heating throughout ground floor & radiators on first floor). Photovoltaic panels. 4G mobile Broadband signal available.

Local Authority & Council Tax Band: Somerset Council (www.somerset.gov.uk). Tax Band F.

Directions (Postcode TA20 4DQ)

What3Words: give.gazed.raven

From the southern end of Market Street in Crewkerne, turn right onto West Street/A30 towards Chard. Follow the A30 out of the town for three and a half miles. The driveway entrance to the property will be found on the right, marked by a large stone slab on the right of the entrance, inscribed with the name of the property.

Approximate Gross Internal Floor Area

Main House: 337 sq.m (3,632 sq.ft)

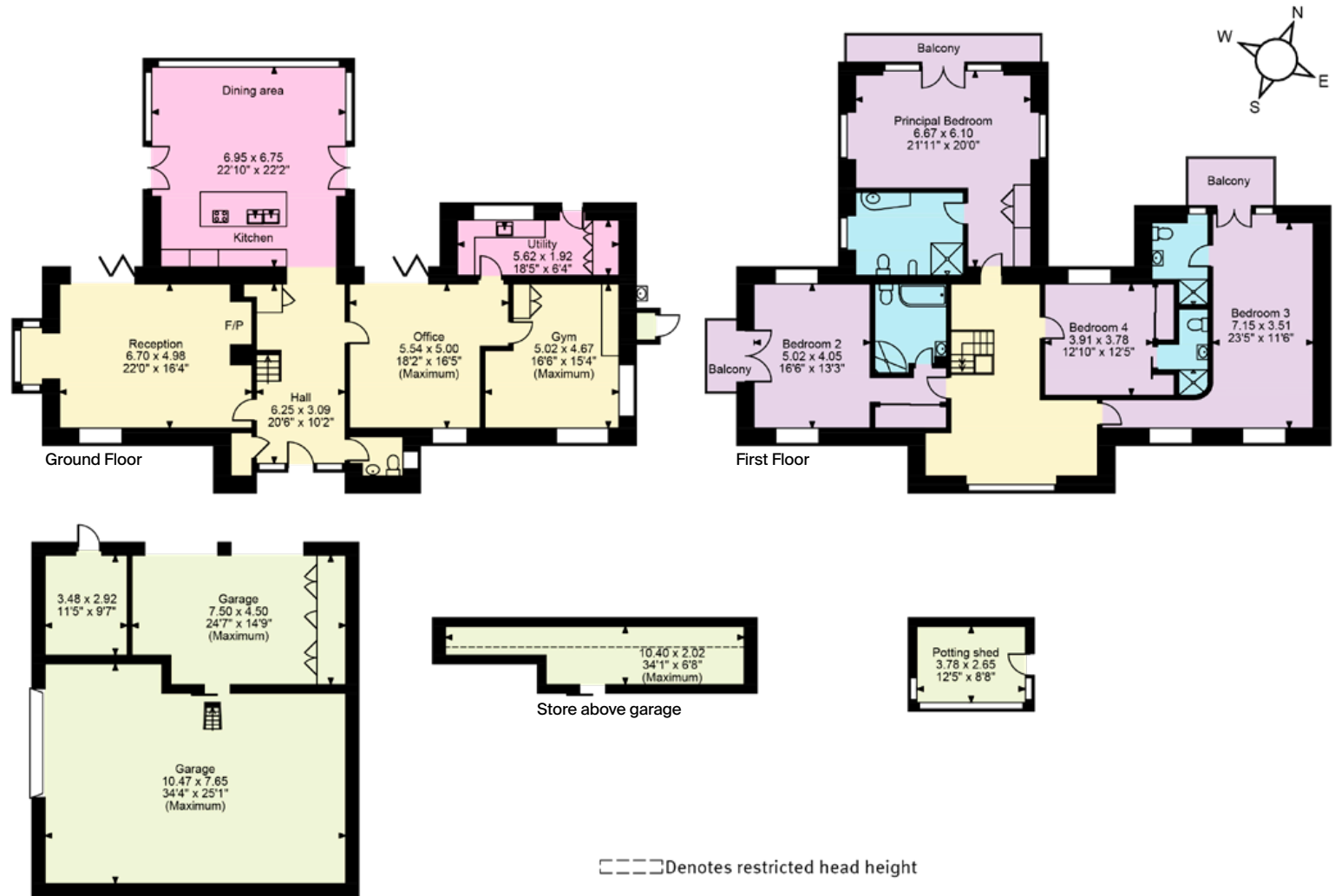
Garage: 118 sq.m (1,272 sq.ft)

Outbuilding: 20 sq.m (217 sq.ft)

Balcony external area: 14 sq.m (149 sq.ft)

Total: 476 sq.m (5,121 sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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