



Pleasant Valley

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New England, Chard, TA20 3AB

Chard 1.8 miles, Taunton 16 miles

Situated in an idyllic location this charming detached cottage has delightful gardens extending to approximately 1 acre with separate workshop/studio and detached double garage.

- Charming detached period cottage
- Gardens and grounds extending to approx 1 acre
- Detached double garage
- Three bedrooms and bathroom
- Council Tax band E
- Wonderful private setting
- Studio/workshop with utility and bathroom
- Three reception rooms
- No onward chain
- Freehold

Guide Price £595,000

SITUATION

Quietly tucked away down a small country lane the property is surrounded by traditional unspoilt countryside yet within 1 mile of the centre of Chard. Historic Chard lies on the edge of an Area of Outstanding Natural Beauty and provides a wide range of supermarkets, specialist retailers, banks and an independent and state schools. The County Town of Taunton is some 14 miles to the North offering excellent retail, commercial and educational opportunities, together with an intercity rail service (London Paddington) and access to the M5 motorway. The World Heritage Jurassic Coast is 14 miles to the South at Lyme Regis and the regional airports of Bristol and Exeter are both within easy reach

DESCRIPTION

Pleasant Valley is a centuries old detached cottage which has been improved and extended over the years and retains much of its original charm and character. It is the setting that is so special being surrounded by its own gardens and grounds it provides a very private position with no near neighbours.



ACCOMMODATION

The accommodation includes an entrance hall with turning staircase to first floor and door to downstairs cloakroom. The sitting room centres upon an open fireplace with dual aspect windows, beamed ceilings and door to the conservatory which enjoys wonderful views over the garden and has double doors opening onto a rear terrace. There is a separate dining room again with beamed ceilings and windows overlooking the garden. The kitchen is fitted with a range of matching wall and base units with roll edge work tops, electric hob with extractor hood over, built in oven and sink. There is a rear hall which opens out onto a separate garden room/study with door to rear garden and further door to another downstairs wc.

On the first floor there are three good sized bedrooms. two with built in wardrobes and a bathroom with bath, washbasin, wc.

OUTSIDE

There is a shared driveway which leads to a number of other adjoining properties with an access via a five bar gate opening onto a gravelled hardstanding which provides access to a detached double garage and access to the studio/workshop which could easily be converted to provide self contained accommodation if required subject to the necessary planning consents as there is a utility and bathroom.

The gardens surround the property and have been beautifully manicured over the years. There are deep paved patio areas to the front, side and rear all enjoying wonderful views over the garden. The garden has been separated into various parts and is surrounded by mature specimen trees, fruit trees and shrubs. There is a substantial vegetable garden with fruit cages, raised beds, greenhouses and timber stores.

SERVICES

Mains electricity. Private drainage. Electric heating. Standard broadband available (Ofcom) Mobile signal likely available (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton take the A358 towards Chard. On entering the hamlet of Hornsbury turn right and then the first right. Follow the lane around the sharp right hand bend and the property can be found after a short distance on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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