

# Brooklea

West Chinnock, Crewkerne, Somerset



# Brooklea

West Chinnock  
Crewkerne  
TA18 7PP



- Location Location Location!
- Fabulous Views Front & Rear
  - Flexible Accommodation
- Very Quiet Village Location
  - Lovely Mature Gardens
- Walking Distance to The Muddled Man Public House
  - Double Garage & Parking
- Detached Chalet Style Property in 0.3 Acres

Guide Price £750,000

Freehold

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## THE PROPERTY

An absolutely charming detached bungalow set in 0.30 acres with beautiful views both front and rear together with flexible accommodation, a double garage, ample parking and delightful gardens.

## ACCOMMODATION

The accommodation comprises a reception hall leading through to an open plan breakfast/dining area enjoying those lovely views, sitting room again with views, separate dining room/bedroom 4, kitchen/breakfast room, utility room, ground floor bathroom, ground floor bedroom one (enjoying lovely views to fields and woodland beyond) with en suite shower room, stairs leading to a study area and bedrooms 2 and 3, one with a further en suite shower room, double garage with separate stairs leading to a first floor versatile boarded loft space currently used as a den/hobby area.

## OUTSIDE

To the front of the property is a driveway providing off-lane parking for several cars. This leads to the DOUBLE GARAGE with electric up and over door, power and light with doors to the utility room and rear garden.

The front garden is mainly laid to gravel for ease and low maintenance with a stone retaining wall and enjoys lovely views to the opposite fields (often filled with cows) and woodland beyond.

The rear garden again is a delight enjoying uninterrupted views over the fields, village cricket pitch/recreation ground and countryside beyond. The garden is mainly laid to lawn, extensive flower and shrub planting with mature trees, raised terrace and flower beds again enjoying those views. Side access to the front.







## SITUATION

Location, Location, Location! If you are looking for one of the quietest villages in Somerset with a property enjoying the most wonderful views front and rear, then this surely must be first on the list!

West Chinnock is amongst South Somerset's most desirable villages with an active, friendly community and the traditional country village amenities, a well reputed primary school and a pub. Localised footpaths provide access to wonderful walks. Ham Hill Country Park is close by.

A short journey away is the market town of Crewkerne (mainline rail station), where there is a variety of national and independent retailers and businesses, including a Waitrose. The larger towns of Yeovil (again with a mainline rail station), Taunton and Sherborne are also very easily accessible. The area is favoured for its ease of access to the Jurassic Coast, with both West Bay and Lyme Regis within a 20-mile driving distance.

## DIRECTIONS

What3words:  
///resort.swerving.providing

## SERVICES

Mains water, electricity and drainage. Oil-fired central heating via radiators.

## MATERIAL INFORMATION

Council Tax Band: F

Flood Risk: Very Low







## Brooklea, West Chinnock, Crewkerne

Approximate Area = 2102 sq ft / 195.2 sq m

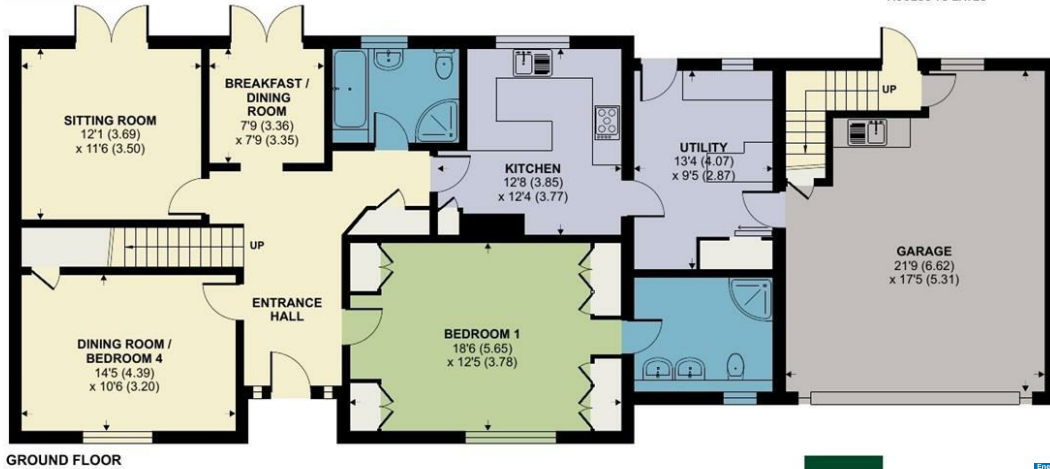
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 375 sq ft / 34.8 sq m

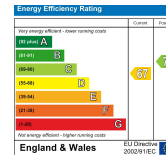
Total = 2503 sq ft / 232.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1270645



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