



The Old Bakehouse



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Chilson Common, South Chard, TA20 2NS

Chard: 2.8 miles Axminster: 5 miles Lyme Regis: 9.9 miles

A charming detached cottage situated in a quiet hamlet with excellent views of the surrounding countryside, character features, garage and ample parking.

- Detached cottage
- Kitchen/breakfast room
- Character features
- Freehold
- Four bedrooms
- Private gardens
- Garage and parking
- Council Tax Band F

Offers In Excess Of £625,000

## SITUATION

Chilson Common is a rural hamlet, with a thriving community, located close to the borders of Devon, Dorset and Somerset. Both Chard and Axminster offer a wide range of amenities and Axminster has the benefit of the main South Western Rail service, which runs from Exeter St David's to London Waterloo. There are several popular primary schools within easy reach and a wide choice of both independent and state secondary schools.

The World Heritage Jurassic Coast is about 15 miles to the South at Lyme Regis and other nearby places of interest include the historic house of Forde Abbey and National Trust lands at Lamberts Castle.



## DESCRIPTION

A delightful detached cottage tucked away in a peaceful hamlet, with period features and versatile living spaces. A convenient entrance porch leads into the attractive country-style kitchen/breakfast room, complete with ample cupboard space, a gas hob, built-in electric oven, and a walk-in larder for added storage. The dining area offers a perfect spot to enjoy meals while taking in the picturesque countryside views. The spacious sun-room, bathed in natural light, opens onto the garden via patio doors, an ideal space for relaxation or entertaining. The sitting room exudes character with the inglenook fireplace housing a gas fire, ceiling beams and two window seats. A practical cloakroom/utility room on the ground floor provides additional convenience.

On the first floor are four bedrooms and the family bathroom. Bedrooms 1 and 2 are both dual-aspect and benefit from built-in wardrobes. Bedroom 3 enjoys triple-aspect views of the surrounding countryside, while the fourth bedroom makes a comfortable single.

## OUTSIDE

The gardens of The Old Bakehouse wrap around the cottage, providing exceptional privacy and a variety of tranquil spots to enjoy the peaceful countryside setting. The front garden features a well-maintained lawn bordered by mature shrubs and trees. To the side, there is a raised landscaped garden with ornamental pond and dedicated wildlife garden. There is a further lawned area to the rear, with 2 wooden sheds for storage and solar panels, with rural views beyond. A potting shed and greenhouse with light and power can also be found.

The property also benefits from a garage with an integrated workshop at the front, while a tarmac driveway offers ample parking for multiple vehicles.

## SERVICES

Mains water (metered) and electricity. Private drainage via a soakaway. Air source heat pump and LPG for gas fire and hob. Solar panels with feed-in tariff.

Standard and superfast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom). EPC D

## AGENTS NOTE

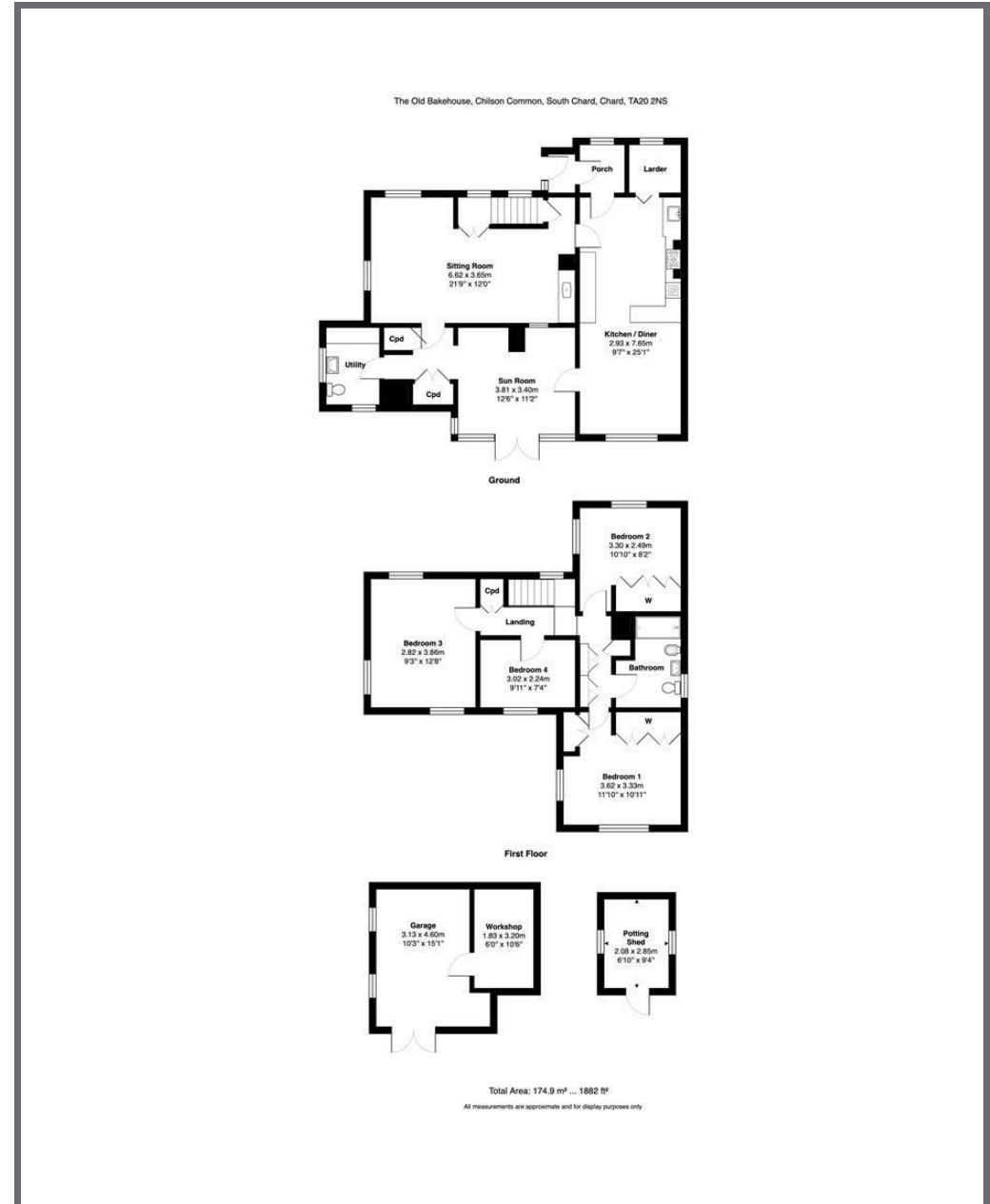
We have been advised spray foam insulation is present in the roof space. Prospective buyers are advised to consult with a mortgage broker to discuss the property and their individual circumstances.

## DIRECTIONS

From Chard take the A358 towards Axminster. Just before Tytherleigh turn left back towards Chard Junction. Go past the first turn right to Chilson and take the second turn right sign posted Chilson Common. The Old Bakehouse will be found on the left hand side, access over a shared drive which leads to the property's driveway.



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	57	71
(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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