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Gribb View, Thorncombe, Chard, Somerset

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Gribb View
Thorncombe
Chard
Somerset TA20 4ND

Beautifully presented two bedroom woolaway property situated in the peaceful village of Thorncombe, subject to a section 157 restriction.



- End of terrace Woolaway house
 - Three bedrooms
- Spacious reception room
 - Modern kitchen
- Modern shower room
 - Good size plot
- Stunning rear views
- Driveway and garage
- Subject to a 157 Local restriction

Guide Price £295,000
Freehold

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DWELLING

This Woolaway property, constructed using non-standard methods, may not be eligible for mortgages with certain lenders. Originally built in the 1960s, the home has been modernised throughout by its current owner. It is situated on a generously sized plot, offering scenic views of the fields at the rear. This property is subject to a 157 Local restriction.

ACCOMMODATION

Entering the property through a uPVC double-glazed door leads directly into the sitting room. This spacious room features carpeted flooring, a wood-burning stove, a staircase to the upper floor, and a doorway connecting to the rear kitchen/diner.

The kitchen is fitted with modern high-gloss base and wall units, complemented by a speckled marble-effect worktop. It includes space for a freestanding cooker, a tall fridge-freezer, and a fully integrated dishwasher. The dining area accommodates a table and chairs for four. Off the kitchen, a passageway provides access to a practical utility room housing the oil-fired combi boiler, washing machine, an airing cupboard, and a separate WC, with a door leading to the garden.

Upstairs, the property offers two double bedrooms and one single bedroom at the front. The main bedroom features fitted wardrobes and stunning views of the fields beyond. The family shower room is equipped with a modern suite, including a glazed walk-in shower cubicle with a thermostatic shower, a WC, a wash hand basin, and a towel rail.

EXTERNAL

The front of the property features a well-maintained garden with a neatly laid lawn and a paved path leading to the front door.

At the rear, there is a sun terrace accessed via the back door, a central lawn, and a pathway leading to a shed and garage at the rear. Driveway parking is conveniently accessible via the side of the property.

SERVICES

Mains water, electricity and private drainage are connected. Oil-fired central heating.

Dorset Council - <https://www.dorsetcouncil.gov.uk/>
Council Tax Band : A

Broadband - Superfast broadband is available. .

Mobile phone coverage -
EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.
EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of. [//planning.dorsetcouncil.gov.uk/searchresults.aspx](https://planning.dorsetcouncil.gov.uk/searchresults.aspx)

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

The property is subject to the Section 157 of the Housing Act 1985 requirement, which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who

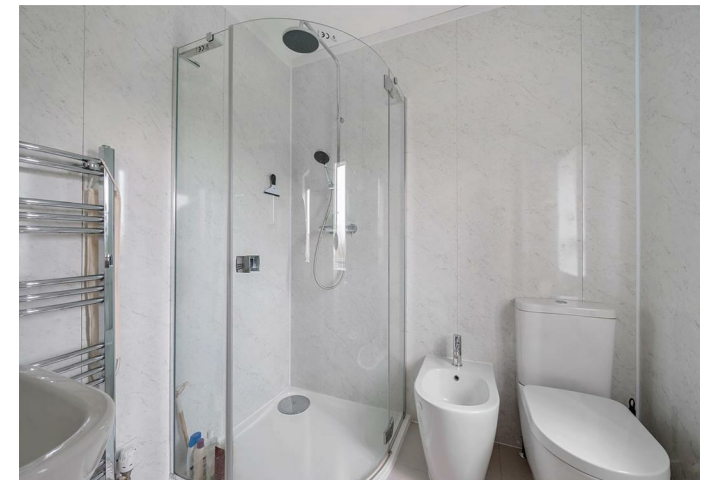
live full time or work in these counties. Enquiries should be made of your solicitors and/or Magna Housing Association <https://www.magna.org.uk/contact-us> or 0800 358 6025 before offering on this property.

SITUATION

Thorncombe is a pretty village in an area of 'outstanding natural beauty' comprising many character cottages and larger houses and most of the modern properties have been carefully designed to blend in with the older character style of this village. Thorncombe has a number of facilities including a thriving community shop and cafe, village hall, church and primary school. The nearest towns are Chard, Beaminster, Crewkerne and Axminster. Easy driving distance to Lyme Regis, Charmouth, and west Bay on the Dorset Coast which has World Heritage Status. The village also benefits from a 24 hour first call responder service which is run by volunteers in the village.

DIRECTIONS

From our Beaminster office turn right and proceed to the mini roundabout bearing left signposted Broadwindsor. Continue into the village of Broadwindsor and when in the centre turn left signposted Axminster and Lyme Regis. Continue along this road until you reach the Bridsmoorgate crossroads. Turn right and immediately left signposted Thorncombe and continue along this road and when you get to a 'T' junction turn right signposted Thorncombe. Upon entering Thorncombe proceed into the village before turning left into Chard Street. Continue along this road for approx. half a mile and 5 Gribb View will be found on the left-hand side occupying an elevated position.



Gribb View, Thorncombe, Chard

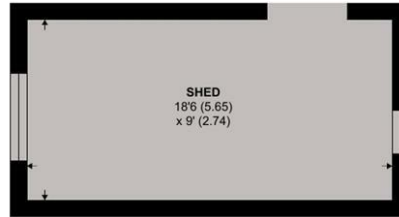
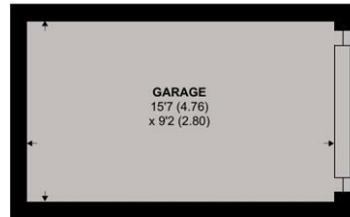
Approximate Area = 1125 sq ft / 104.5 sq m

Garage = 143 sq ft / 13.2 sq m

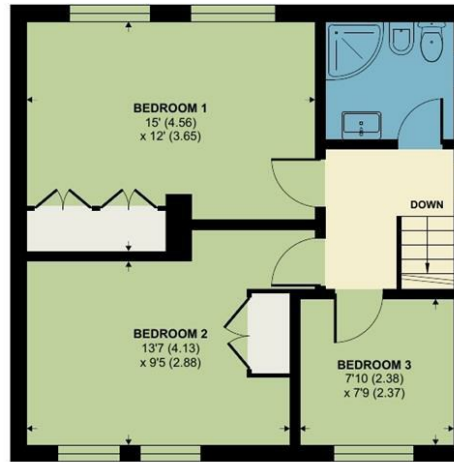
Shed = 170 sq ft / 15.7 sq m

Total = 1438 sq ft / 133.4 sq m

For identification only - Not to scale

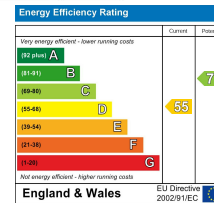


GROUND FLOOR



FIRST FLOOR

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: 1234993



BEA/3672/MED/30.1.25



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