

Symonds  
& Sampson

# The Larches

Forton, Chard, Somerset



# The Larches

Forton

Chard

Somerset TA20 2NB

An impressive 4 bedroom detached brick built house setting established grounds of approximately 0.34 acre with detached double garage all enjoying an edge of village location.



- Individual brick built early 1900s style house
- Mature grounds of approximately 0.34 acre
- Detached double garage, ripe for conversion
- Farmhouse style kitchen with gas fired Rayburn
- Gas central heating and UPVC double glazed windows
- Edge of village location backing onto open countryside
  - Gravelled driveway
  - No onward chain

Guide Price £500,000

Freehold

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## THE PROPERTY

The Larches provides a fine opportunity to acquire an individual home believed to date from the early 1900s built of a brick construction under a tiled roof. There are two principal reception rooms both of which enjoy an outlook over the established gardens complemented by a wood burning stove. To the rear is a more recent extension providing a farmhouse style kitchen/diner with a gas fired Rayburn and walk-in pantry cupboard. Also on the ground floor is a useful utility room, with door opening out onto the garden and seating area, and separate shower room with toilet.

A particular feature is the established grounds which back onto open countryside providing considerable privacy with various hidden sections. Within the grounds is a substantial detached double garage built principally of a stone construction with an inspection pit. Other benefits include a summer house and greenhouse.

## SITUATION

The property sits almost centrally within its own plot with the majority of its gardens to both sides backing onto open countryside.

The Larches is located on the edge of the popular South Somerset village of Forton about 1 mile from the centre of

Chard and the town of Axminster is situated only 6 miles away. Chard is a small town having a good range of supermarkets, smaller shops, banks and schools. The town of Axminster provides a good range of day to day amenities including shops, schools and cafes together with a mainline railway station on the London Waterloo route. The heritage coast with resorts such as Lyme Regis and Seaton is some 12 miles distant and the regional centre of Exeter being 30 miles to the West, with connections to the M5 motorway and regional airport.

## OUTSIDE

The property is approached via a gravel driveway via timber gates providing ample parking leading to:

## DETACHED DOUBLE GARAGE

Principally of a stone construction, up and over doors, side personal door, tiled roof and inspection pit. Potential for conversion, subject to necessary consents.

## GARDENS

The majority of gardens lie to the side of the property incorporating lawns and paved sections offering an abundance of mature plants and shrubs alongside mature hedging. There is a pathway that leads to a further hidden area providing a number of mature trees previously known by the vendor as "the orchard".

## LOCAL AUTHORITY

South Somerset District Council. Tel : 01935 462462

## SERVICES

Main water, electricity, gas and drainage.

Broadband : Standard available

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

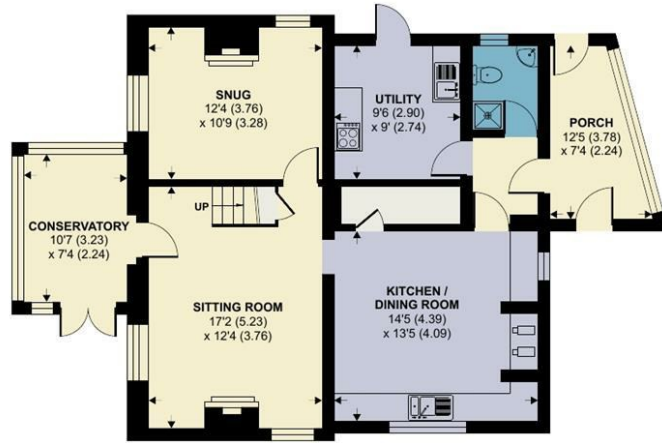
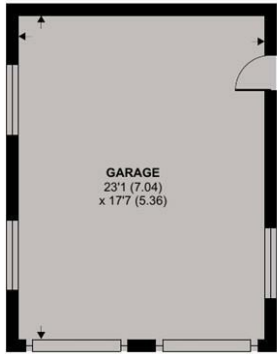




# Forton, Chard

Approximate Area = 1693 sq ft / 157.3 sq m  
 Garage = 403 sq ft / 37.4 sq m  
 Total = 2096 sq ft / 194.7 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Symonds & Sampson. REF: 1060401



Axm/RIS/10.9.24v2



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