

A two-story white cottage with a large conservatory and a garden. The conservatory has a glass roof and white frames, showing a living room interior. A paved patio area with a green outdoor sofa and a glass coffee table is in the foreground. A large tree with green leaves is on the left, and a brick chimney is visible on the right. The sky is blue with some clouds.

Symonds
& Sampson

Apple Tree Cottage

Station Road, Chard Junction, Chard, Somerset

Apple Tree Cottage

Station Road
Chard Junction
Chard
Somerset TA20 4QJ

A beautifully presented and renovated period cottage set in a tucked away location with stunning gardens, large garage/workshop and lots of parking.

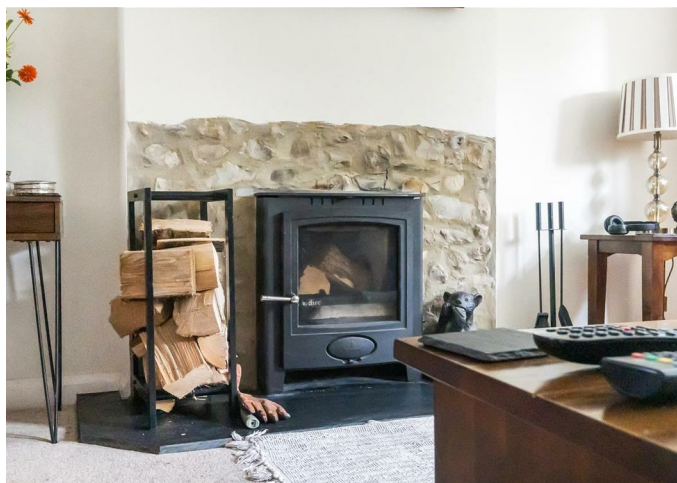


- Attractive cottage
- Four bedrooms
- Two bathrooms
- Impressive conservatory
 - Stunning gardens
- Garage & workshop
- Large parking area
- Gas fired central heating

Guide Price £465,000

Freehold

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THE PROPERTY

Apple Tree Cottage tastefully blends period cottage living with modern convenience. The cottage has been much improved in recent years and offers free flowing accommodation over two floors. The property is accessed via a central hallway which provides principal access to the downstairs rooms. There is a smart remodelled kitchen/dining room, featuring a good range of traditional units with wooden work surfacing and a range style cooker. Ample space for a dining table. On the opposite side of the hallway is a beautiful dual aspect sitting room featuring a large bay window overlooking the garden and wood burning stove. A single step-up leads through to an inner lobby with cloakroom and to the superb double glazed conservatory. There is also a utility room providing additional storage and sink unit. A steep staircase rises to the first floor landing which in turn continues to four well proportion bedrooms and a spacious family bathroom with separate shower enclosure. The master bedroom features fitted wardrobes and balcony, while the guest bedroom benefits from an en suite shower room. The cottage is presented in excellent decorative condition throughout and includes extensive double windows and a gas fired central heating system.

OUTSIDE

The gardens are a sheer delight and have been carefully designed by the sellers. There is a large patio seating area

which warps around the cottage. The gardens are dog friendly and are full enclosed with a good degree of privacy provides by established shrubs and trees. Well stocked borders, vegetable garden, shed and greenhouse. A gate to the rear of the garden provides access to a large private gated parking area belonging to the cottage. This provides parking for numerous vehicles and would ideally suit buyers with a motorhome or caravan. Outside water supply and garage/workshop. There is also pedestrian access from Station Road to the property.

GARAGE/WORKSHOP

Pedestrian access. Up and over door, light and power connected.

SITUATION

Chard Junction and the nearby villages of South Chard and Tatworth lie some 3 miles to the south west of Chard and 5 miles to the north of Axminster. The area offers a good range of local amenities, bus links, small supermarket/post office shop, public inn and church. Sporting facilities are available at the playing fields, including football and tennis. Chard caters for all daily needs with a choice of major supermarkets, smaller retailers, educational and leisure facilities, and the traditional market town of Axminster benefits from an intercity rail service (London Waterloo). The county town of Taunton is some 16 miles to the north with access to the M5 motorway and the World Heritage Jurassic Coast is within 10 miles at Lyme Regis.

SPORTING

Racing at Taunton or Wincanton. Close by is Chard Equestrian which offers a wealth of facilities. Golf at Cricket St Thomas. Sailing on the coast at Lyme Regis or West Bay. Sporting and fitness facilities at Axminster and Chard.

EDUCATION

Primary schooling at Tatworth and Chard. Good state secondary school at Holyrood Academy or Axe Valley. Independent schools in the area include Perrott Hill, the Taunton schools and the renowned Colyton Grammar School.

SERVICES

All mains services connected.
Broadband: Superfast available.
Mobile Network Coverage: Likely outside, limited inside.
Source -Ofcom.org.uk

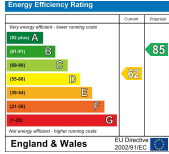
LOCAL AUTHORITY

South Somerset. Council Tax Band D.

AGENT'S NOTE

The property suffered from a small ingress of water in 2021 due to a drain being filled in by the previous owners. New drain installed in 2022 to rectify the issue.





Apple Tree Cottage, Chard Junction, Chard

Approximate Area = 1520 sq ft / 141.2 sq m

Garage = 226 sq ft / 20.9 sq m

Outbuilding = 213 sq ft / 19.7 sq m

Total = 1959 sq ft / 181.8 sq m

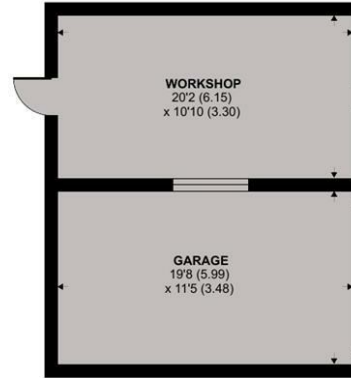
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GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1137562.



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