



## Linkhay Orchard, South Chard, Chard, Somerset

A superb four bedroom detached family home offering well appointed accommodation, ample parking, two garages and a level enclosed garden.

Guide Price  
**£395,000**  
Freehold

**Symonds  
& Sampson**

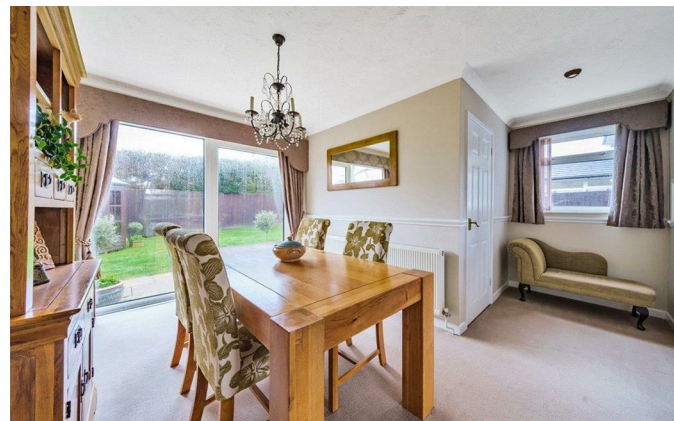
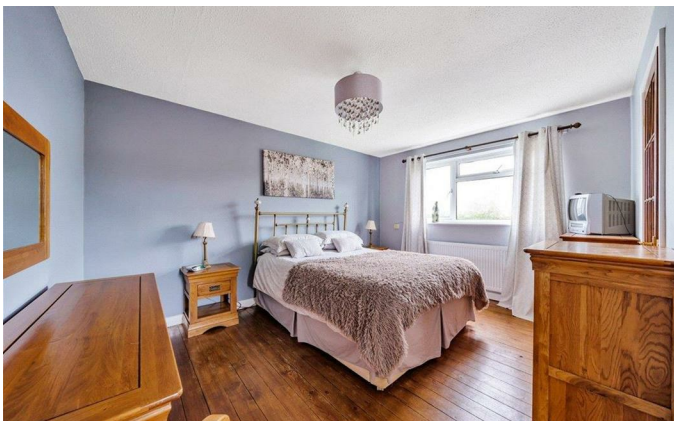
ESTABLISHED 1858



## Linkhay Orchard, South Chard, Chard, Somerset, TA20 2QR

- Extended detached house
  - Four bedrooms
- Large main reception
- Separate study
- Two garages
- Ample parking
- Level enclosed garden

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122







A superb four bedroom detached family home offering well appointed accommodation, ample parking, two garages and a level enclosed garden.

Welcomed to the market for the first time in over 20 years this spacious detached house was originally constructed in the early 1970's and benefits from a two storey extension to the rear elevation as well as an additional garage added some years later. The current accommodation offers clean neutral lines and is well balanced for modern family life. There is a spacious double glazed entrance porch with tiled flooring that continues into the main entrance hallway and through to the kitchen. The kitchen overlooks the rear garden and is fitted with a wide range of wood fronted units, 6 ring cooker and an integrated dishwasher. The adjoining utility room provides further storage, space for a larger American fridge/freezer and integral access to one of the garages. The main reception room rooms part of the two storey extension is offers a great family friendly space as well as a sperate study. To the first floor are four bedrooms, three includes

wardrobes/storage cupboards and a family bathroom (in the process of being remodelled). There is also an en suite shower room to the master bedroom. Extensive double glazed windows and a gas fired central heating system.

#### Outside

Occupying a level plot with large gravelled parking and turning area. Outside light and gated access to the rear garden. The rear garden offers of good degree of privacy and features a pleasant, paved seating area, summer house and established shrubs. Pedestrian access to the larger of the two garages.

#### Situation

The village of South Chard/Tatworth is some 3 miles to the south west of Chard and 5 miles to the north of Axminster. The village offers a good range of local amenities, bus links, primary school, small supermarket/post office shop, public inn and church. Sporting facilities are available at the playing fields, including football, tennis and croquet. 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.

#### Local Authority

South Somerset District Council  
Council Offices, Brympton Way, Yeovil, BA20 2HT.  
Tel : 01935 462462  
Council Tax band D

#### 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.

### Sporting

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

### Services

All mains services connected.  
 Broadband: Standard broadband available  
 Mobile network coverage: Likely outdoors, limited indoors.

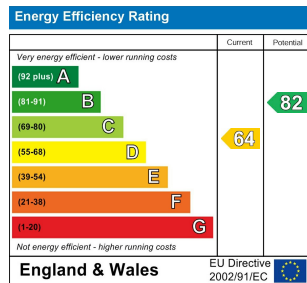
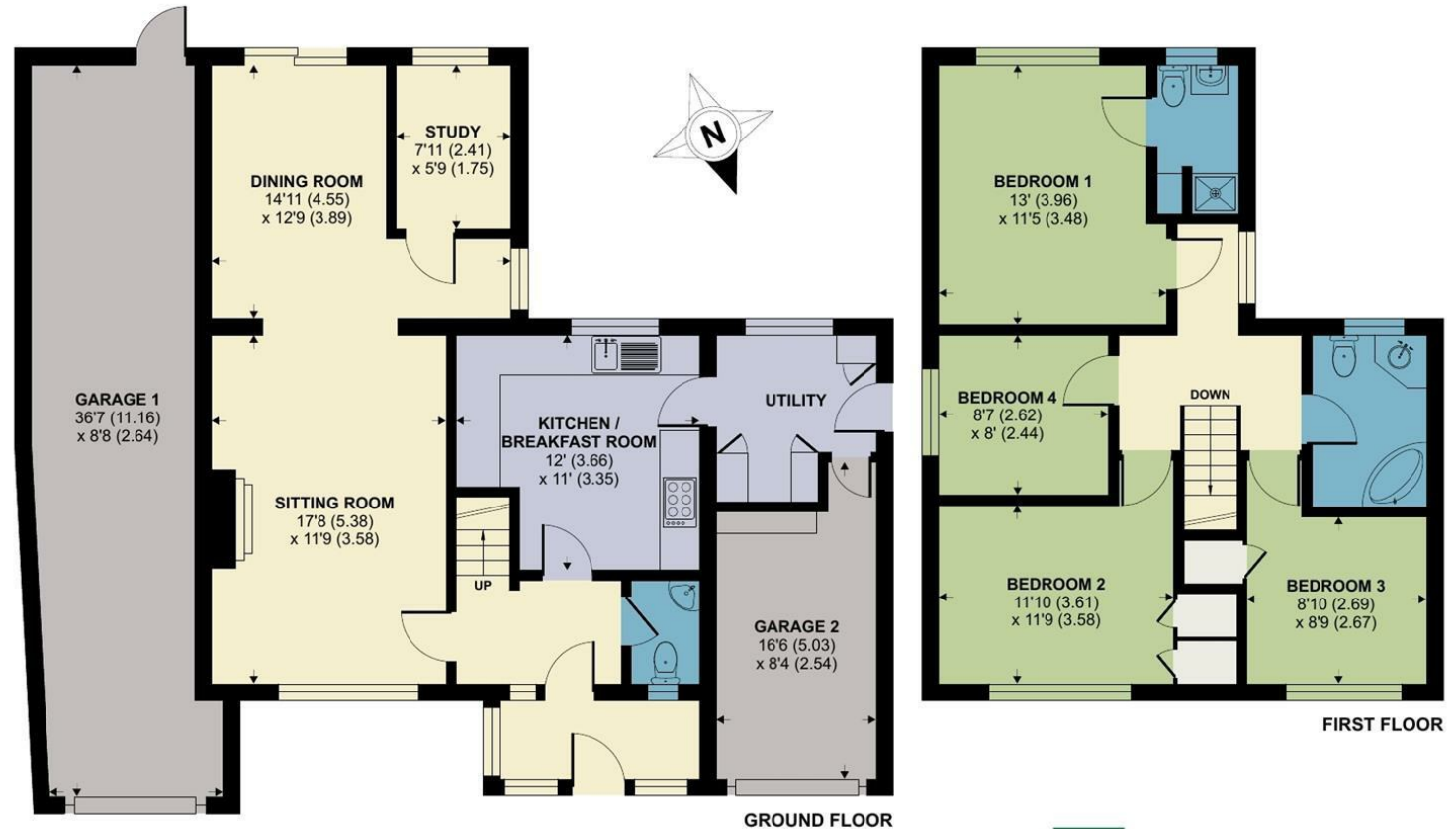
### Directions

Proceed out from the centre of Axminster on the A358 Chard Road. After passing through the village of Tytherleigh take the right turn signposted Perry Street (B3167). Take this road into the village of Tatworth and South Chard. After passing the 30mph continue along this road for approximately 800 yards where the turning for Linkhay Orchard can be found on your left. The property will become visible on your left hand side after a short distance.

## South Chard, Chard

Approximate Area = 1777 sq ft / 165.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 955746



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