

Symonds  
& Sampson

# 1 Langham Cottages

Langham, Wadeford, Chard, Somerset

# 1 Langham Cottages

Langham  
Wadeford, Chard  
Somerset TA20 3AH



- Period family home
- Good size garden
- Semi rural location
- Driveway parking
- In need of updating

Guide Price £250,000

Freehold

Axminster Sales  
01297 33122

[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

This traditional constructed property is offered to the market with the benefit of no onward chain. Properties of this nature rarely become available in this area. The house is in need of some general updating but does have an oil fired central heating system and double glazed windows in place. From the entrance hallway stairs rise to the first floor and there is a bay fronted sitting room with decorative fire surround which looks out over the lane. To the rear of the property is a spacious kitchen/dining room offering ample space for a table and a kitchen area fitted with a range of wall and base units and space for appliances. From the kitchen a doorway leads through to a single skin brick built building which houses a cloakroom, log store and workshop. To the first floor are three bedrooms and a family bathroom.

## OUTSIDE

From the lane side a gravelled driveway provides off road parking for two vehicles and decorative ornate railings and pathway to the front door. Gated side access leads round to a large lawned rear garden which is enclosed with mature hedging.

## SITUATION

The property is in this favoured residential hamlet of Langham which is midway between Chard and the village of Combe St Nicholas in lovely countryside not far from the Blackdown Hills, an Area of Outstanding Natural Beauty with its miles and miles of footpaths popular for walking, cycling and horse-riding. The adjoining village of Wadeford has a good sense of community and the well regarded Haymaker Inn. The larger village of Combe St Nicolas offers a good range of local amenities including a post office/shop, parish church and primary school. There are also numerous sporting and social clubs within the area. This area of South Somerset remains unspoilt and lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive, it also offers the best of both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). A whole range of local market towns provide everything you need for day to day living. Whilst Chard has plenty to offer including high street banks, independent shops, three supermarkets and B&Q store, there are also the smaller market towns of Ilminster and Crewkerne within easy driving distance. The pretty market town of Ilminster has a lovely range of independent stores,

butchers, delicatessen and hardware store mostly clustered around the historic Minster church. Crewkerne has a mainline station and Waitrose supermarket.

## DIRECTIONS

What3words: ///deny.supported.petrified

## SERVICES

Mains water, electric. Shared private drainage.  
Broadband : Ultrafast available  
Mobile Network Coverage : Likely outside. Limited inside.  
Source - Ofcom.org.uk

## LOCAL AUTHORITY

South Somerset District Council. Tel : 01935 462462  
Council Tax Band C.

## MATERIAL INFORMATION

We are informed that 1 Fairview Cottages shares a septic tank and await further details from our clients. Planning permission was granted for the Proposed Conversion of a former agricultural barn into one unit of residential living accommodation with associated parking at Langham House. Further details can be found by visiting the South Somerset planning portal. Planning ref: 22/01910/FUL.

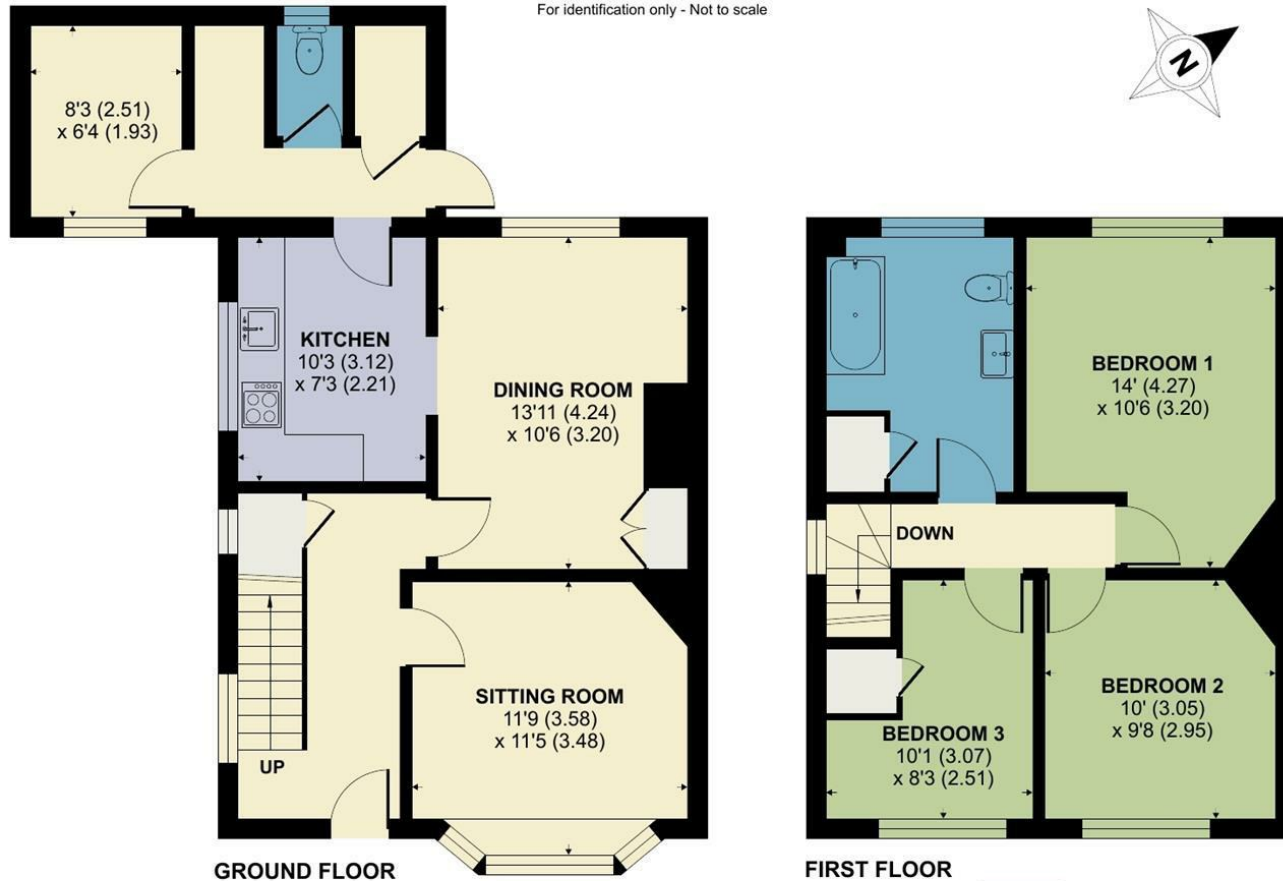


Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			100
102-151	A		
81-101	B		
62-80	C		
45-61	D		
29-44	E	57	
13-28	F		
1-12	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Langham Cottages, Langham, Wadeford, Chard

Approximate Area = 1067 sq ft / 99.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicocom 2024. Produced for Symonds & Sampson. REF: 1184356



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01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson, Trinity Square,  
Axminster, Devon EX13 5AW



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