



# Cranford House

Tatworth, South Chard, Chard, Somerset

# Cranford House

Tatworth  
South Chard  
Chard  
Somerset TA20 2NZ

An elegant family home with multi generational living potential, finished to an exacting standard with glorious gardens, outbuildings and close to local amenities.  
In all about 0.55 acres.



- Quality period residence
  - Attractive façade
- Impressive entrance hallway
  - Tastefully modernised
- Multi generational living options
  - South facing private gardens
- Productive fruit trees & vegetable plot
  - Range of small outbuildings
    - Modern garden room
  - In total approx 0.55 acres

Guide Price £750,000

Freehold

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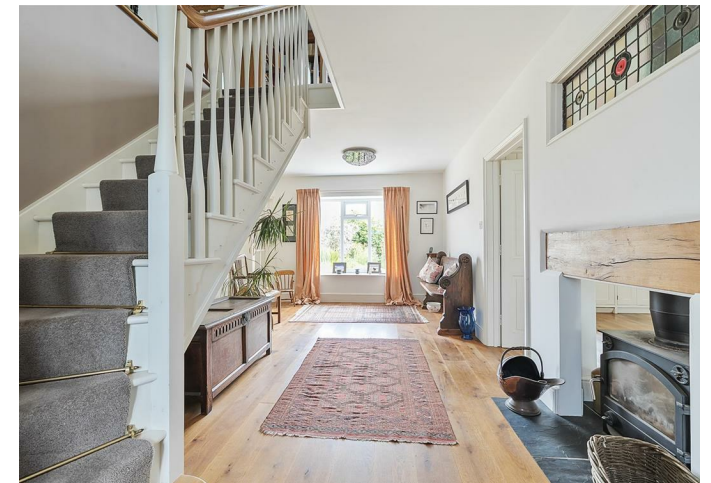


## THE PROPERTY

Cranford House is welcomed to the market following an extensive refurbishment and restoration of this stunning family home over the past 14 years by the current owners. Originally two properties, Cranford House has an interesting history, playing an important role in the village's growth over the past two hundred years. The house is built of traditional flint elevations with a brick front façade which we believe was added at a later date along with the bay windows to the front elevation. The result of our clients' endeavours are a simply stunning home offering great flexibility, modern convenience, and a beautiful sympathetic finish.

## ACCOMMODATION

On entering Cranford House it becomes apparent that the space on offer is full of natural light, neutral décor and excellent ceiling heights. The entrance hallway features oak flooring and a bespoke handmade staircase leading to the first floor. There is a double sided wood burning stove which is shared with the adjoining kitchen/dining room and is well positioned besides the dining area. The kitchen features handmade units with butler sink, wooden worksurfacing, Rangemaster oven and a selection of integrated appliances. This room is a particularly social area of the home and provides a great space for entertaining as well as leading through to the modern double glazed garden room. There is a lovely formal sitting room with fireplace on the opposite side of the hallway and access into the annexe and gardens. To the first floor are three very well-proportioned bedrooms including a delightful master suite with spacious dressing room and en-suite facilities. The remaining bedrooms are serviced by a contemporary bathroom with extensive tiling, modern suite and separate shower enclosure. The annexe can either be accessed from the main house or via its own front door. There is an L shaped kitchen/living room with doors out to the garden, fitted range of kitchen units and fireplace with woodburning stove in the living area. To the first floor are two double bedrooms and bathroom with shower. Please note that the annexe and main house are registered as one property, but both have independent services connected and could therefore separated, subject to obtaining the necessary consent.





## OUTSIDE

Cranford House enjoys a picturesque south facing garden worthy of special mention. The owners have created a wonderful space with distinctive formal gardens with well stocked herbaceous borders, established specimen trees and numerous seating areas along with mature roses, clematis and fig tree. Running along the eastern boundary is a flint and brick built garden store (formally the laundry), wood store and WC. There is also a greenhouse and water supply. All outbuildings and greenhouse have lighting and power supply. Beyond the formal gardens is a wood built workshop with picture windows overlooking the remaining gardens. This area has been set out as a wildlife garden with pond, fruit trees and polytunnel. Gated access to School Lane. In all the about 0.55 acres



## SITUATION

The village of 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 including good 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, whilst the traditional market town of Axminster benefits from a mainline rail service on the London Waterloo line. 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. Golf at Cricket St Thomas and Lyme Regis. 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.

## DIRECTIONS

What3Words  
 ///juggler.relishing.fallback



SERVICES

All mains services connected  
Broadband : Superfast available  
Mobile Network Coverage : Limited indoors, likely outdoors.  
Source - Ofcom.org.uk

LOCAL AUTHORITY

South Somerset Council, Tel : 01935 462462  
Council Tax Band F

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea.

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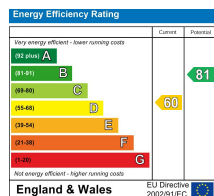
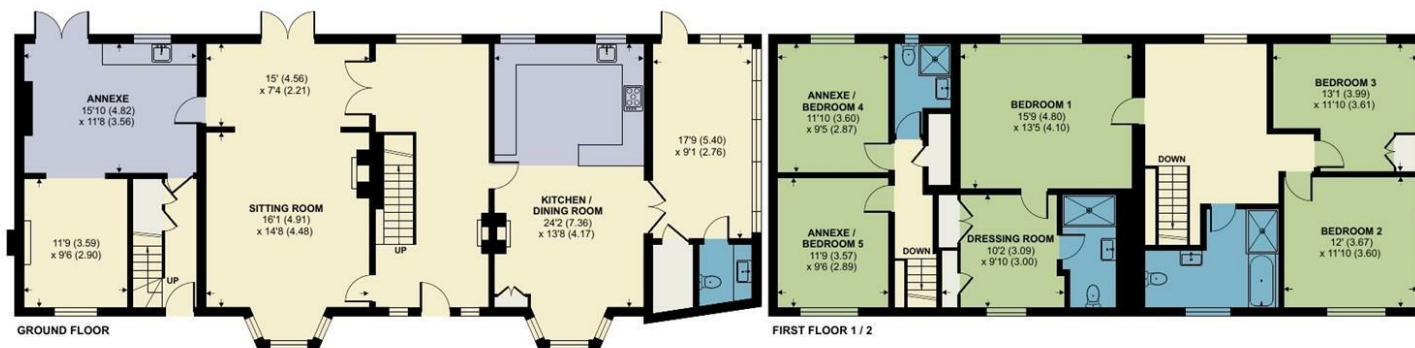
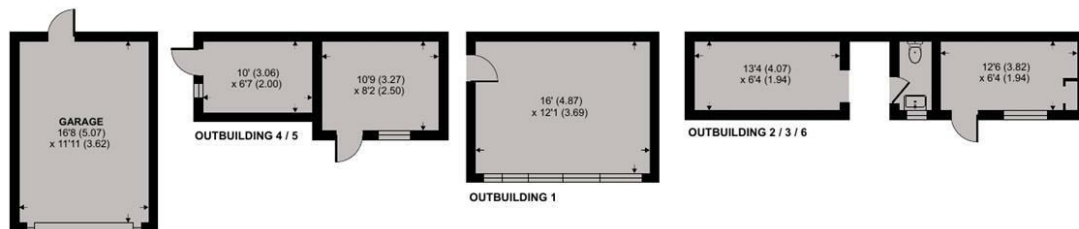
Approximate Area = 3010 sq ft / 279.6 sq m

Garage = 198 sq ft / 18.3 sq m

Outbuildings = 531 sq ft / 49.3 sq m

Total = 3739 sq ft / 347.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1283941



Axm/RIS/12.5.25



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