



Symonds  
& Sampson

# 1 Hayes Cottages

Avishays, Chaffcombe, Somerset



# 1 Hayes Cottages

Avishays  
Chaffcombe  
Somerset TA20 4AF

A well-presented 4 bedroom bungalow with fine rural views and surrounded by mature gardens.



- 4 bedroom link detached bungalow
- Rural position with a lovely outlook over historic parkland
- Main bedroom with ensuite shower room
  - Single garage
  - Mature gardens
- Formerly part of the Avishays Estate
  - For sale by Private Treaty
  - No onward chain

Guide Price **£425,000**

Freehold

For sale by Private Treaty

Axminster Agricultural  
01297 33122  
axminster@symondsandsampson.co.uk





## SITUATION

1 Hayes Cottages is set in a beautiful rural location, nestled on the western flank of Whitemoor Hill, and surrounded by rolling south Somerset countryside. The property faces west overlooking the lovely parkland of the historic Avishays Estate. Close by the village of Chaffcombe, has an ancient church and active village hall. The local market town of Chard provides everyday amenities, whilst there are a wider range of facilities at the nearby towns of Ilminster, and Crewkerne with a Waitrose and mainline train station. The picturesque coastal town of Lyme Regis, on the Jurassic Coastline, with its historic Cobb, sandy beach and range of restaurants is within a half an hour's drive. The property has excellent communications with the A30 to Exeter and the South West and the A303 to London. There is a regular train service from Taunton to London Paddington taking under 2 hours.

## THE PROPERTY

1 Hayes Cottages is one of twin link detached bungalows, originally built for the Avishays Estate's agricultural workers. Constructed of block walls under a concrete tiled roof, this 4 bedroom bungalow is light-filled with views over the garden to the countryside beyond. The living room features a fireplace, which could be reinstated, and patio windows opening onto the terrace and garden. The fitted kitchen and bathrooms have been recently renovated. The main bedroom features an ensuite shower room and the three further bedrooms are served by a family bathroom. The bungalow benefits from central heating provided by an air source heat pump and double glazing. This country property is tucked away and well protected by the estate's parkland, creating an ideal home for nature lovers.

## OUTSIDE

The property is accessed from Castle Hill Lane. A drive, shared with the neighbouring property, leads to a parking and turning area with access to the garage. The front garden is laid predominantly to lawn with mature hedges. A pathway leads through a gate to the rear garden which is enclosed and private, overlooking the adjoining parkland. There is a terrace area by the house, providing an ideal space for al fresco dining.



## SERVICES

1 Hayes Cottages : Main electricity. Private water. Private drainage (treatment plants). Air source heat pump. Broadband: Standard available. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

- 1 Hayes Cottages is situated in Flood Zone 1, an area with a low probability of flooding.
- The cottages are currently occupied under Assured Shorthold Tenancy and will be sold with vacant possession.

## LOCAL AUTHORITY

South Somerset Council Tax Bands: 1 Hayes Cottages E

## SPORTING

All rights are understood to be owned and included in the sale. Racing at Taunton or Wincanton. Golf at Cricket St Thomas or Taunton & Pickeridge. Sailing on the coast at Lyme Regis or West Bay.

## EDUCATION

The area has an excellent choice of schooling including Avishayes Community Primary School, Holyrood Academy and Colyton Grammar. Independent schools in the area include Chard Prep School, Perrott Hill, King's Taunton and Sherborne Boys and Girls Schools

## TENURE

Freehold with vacant possession upon completion

## DIRECTIONS

What3words ///artichoke.totals.plankton



## Avishays, Chard, TA20

Approximate Area = 1193 sq ft / 110.9 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 1496 sq ft / 139 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (81-91)		
A (69-80)		
B (55-68)		
C (46-54)		
D (39-45)		
E (31-38)		
F (21-30)		
G (1-20)		
Very energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1350816



AxAg/ACG/Sep25



01297 33122

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



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