



DERBYSHIRE'S
— *Estate Agents* —

5 Orchard Rise, Chard, TA20 1FX

A superbly presented 4 bedroom detached house set in a stunning garden and located in a highly sought after cul de sac with far reaching views. EPC: Band B

Located in an elevated position with far reaching views over Chard, 5 Orchard Rise is an exceptional family home. Built by the well renowned West County firm of Summerfield Homes. The property is traditionally constructed with rendered elevations set beneath a tiled roof and is finished to a high standard with the specification including quartz worktops, oak internal doors and high quality bathrooms, all tastefully decorated throughout. The accommodation briefly comprises an entrance hallway with stairs to a wide open landing, south facing sitting room with french doors to the garden terrace, a comprehensive fitted kitchen/dining room with separate utility and cloakroom on the ground floor. The master bedroom enjoys en-suite facilities and there are three further bedrooms, all with outstanding views and a family bathroom. To the front of the property is a very generous brick paved parking area and excellent double garage with automatic roller door. The gardens have been carefully landscaped to take full advantage of the position and abundantly planted to give interest all year round. Steps lead up to the front door and there is a neat lawn with a useful garden shed tucked away at the back of the terrace. A paved terrace runs round the house to a secluded rear garden planted with ornamental shrubs and roses all well screened and providing a high degree of privacy.

Orchard Rise is a much favoured area located on the Western fringe of Chard but within walking distance of both open countryside and the town centre. Chard is well served with a wide range of amenities including a choice of major supermarkets, smaller retailers, banks, educational and new leisure facilities. The County town of Taunton is some 14 miles to the North with access to the M5 motorway and intercity rail service (London Paddington).

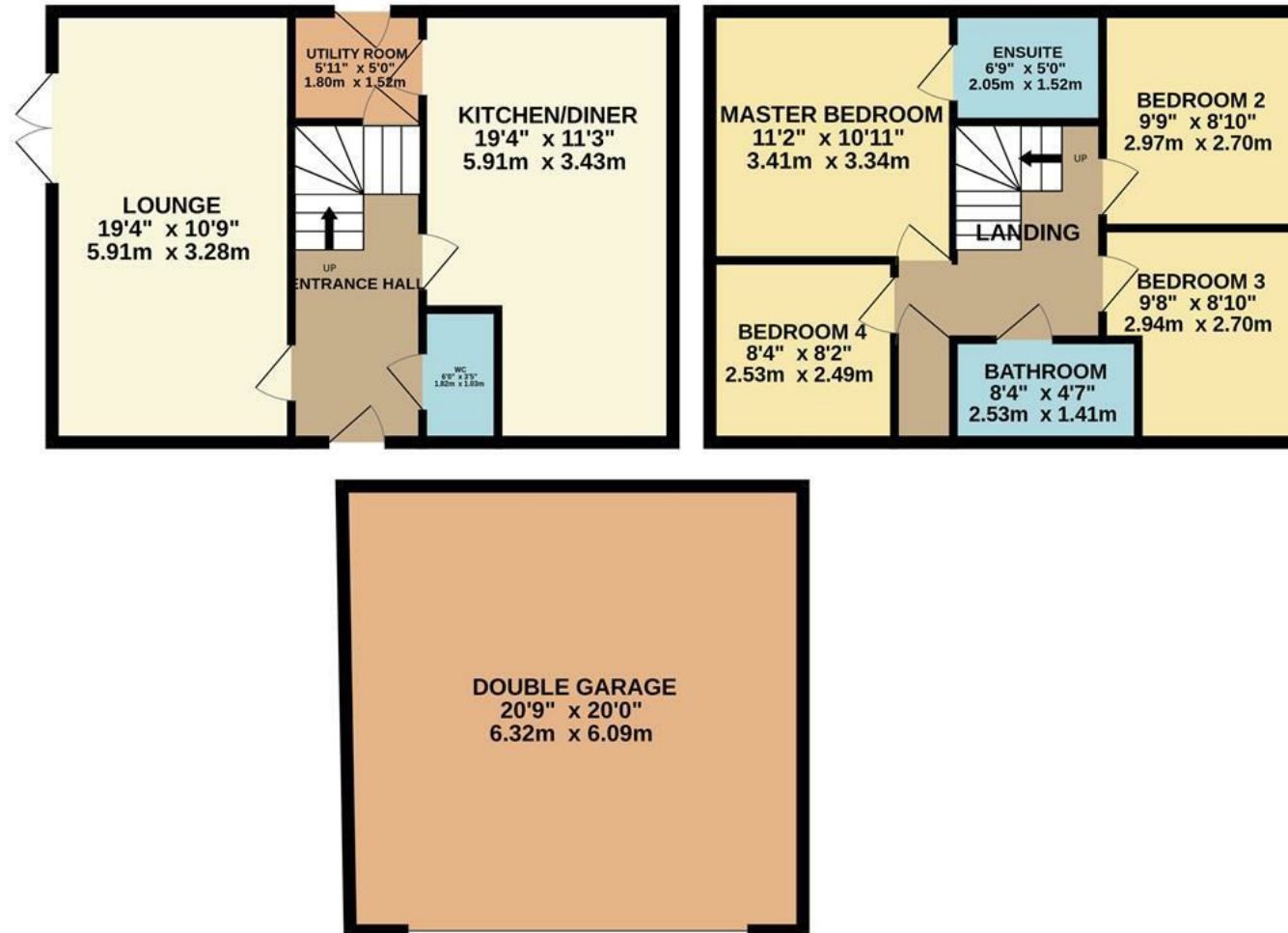


- Modern 4 Bedroom Detached
 - Double Garage
- Immaculately Presented
- Sought After Location
- En-suite to Master Bedroom
 - Large Kitchen/Diner
 - Stunning Views

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 94 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

5 Orchard Rise, Chard, TA20 1FX
£525,000

GROUND FLOOR
1465 sq.ft. (136.1 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions -





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11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600