



**DERBYSHIRE'S**  
— *Estate Agents* —

The Garden House Back Street, Winsham,  
Chard, Somerset, TA20 4EB

This well-presented four-bedroom detached home is situated in the popular village of Winsham, on the outskirts of Chard, and offers bright, spacious accommodation ideal for family living. The property benefits from an abundance of windows throughout, allowing natural light to flow through the home. The heart of the house is the generous kitchen/dining room, providing an excellent space for everyday living and entertaining. The dual-aspect, L-shaped lounge offers a versatile and welcoming living area with views to both the front and rear.

Upstairs, the property offers four well-proportioned bedrooms, ideal for families or those seeking flexible home-working space.

Externally, the enclosed rear garden is laid with paving, creating a low-maintenance outdoor area perfect for relaxing or entertaining. To the front, a gravel driveway provides off-road parking.

Offered to the market vacant and chain free, this property presents an excellent opportunity for a smooth and swift purchase. Early viewing is highly recommended to fully appreciate the space, light, and village location on offer



- Detached House
  - 4 Bedrooms
  - Village Location
- Kitchen / Dining Room
- Countryside Views

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(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 <sub>2</sub> emissions
		82	
	41		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The Garden House Back Street, Winsham, Chard, Somerset, TA20 4EB  
**£395,000**

## **FOUR BEDROOM DETACHED HOUSE**

This well-presented four-bedroom detached home is situated in the popular village of Winsham, on the outskirts of Chard, and offers bright, spacious accommodation ideal for family living.

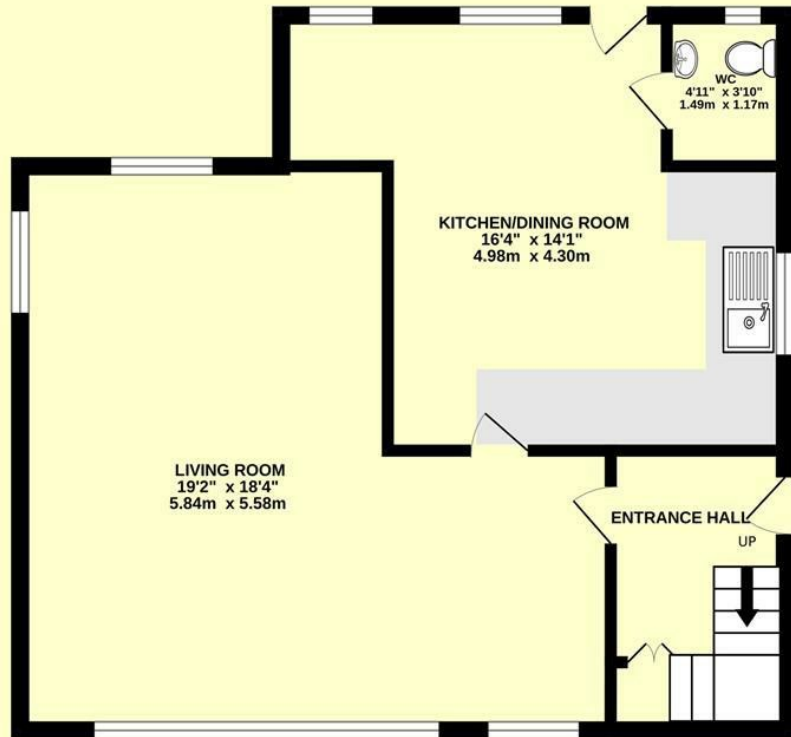
The property benefits from an abundance of windows throughout, allowing natural light to flow through the home. The heart of the house is the generous kitchen/dining room, providing an excellent space for everyday living and entertaining. The dual-aspect, L-shaped lounge offers a versatile and welcoming living area with views to both the front and rear.

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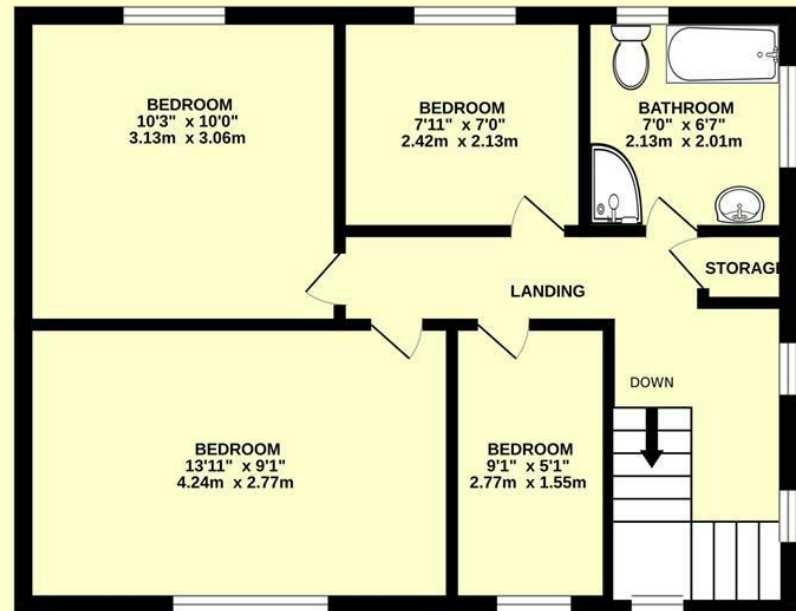
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### GROUND FLOOR



### 1ST FLOOR



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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