

HENGROVE LODGE Clayhanger Lane, Wadeford, Chard, Somerset TA20 3BB

Offers Over £1,100,000



- Spacious Detached Four-Bedroom Bungalow with Additional One-Bedroom Annexe
 - Good Range of Outbuildings, Barn and Stables
 - Herb-Rich Meadows, Mature Hedgerows and Veteran Boundary Trees
 - Two Young Orchards with a Variety of Fruit Trees
- Approx. 9.8 Acres of Sympathetically Managed Pasture, Gardens and Wildlife Habitats
 - Beautiful Setting with Glorious Countryside Views

REF EO8863

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Chard 2.5 miles • A303 4.5 miles • Crewkerne 10 miles • Taunton 12 miles

A spacious five-bedroom home, with flexible annexe accommodation, set in approximately 9.8 acres of south-facing, well-draining land with species-rich pasture, wildlife-friendly hedgerows and orchards, outbuildings and equestrian facilities, all surrounded by the rolling countryside of South Somerset.

Hengrove Lodge is understood to date back to the early 1960's and has been subsequently extended and refurbished more recently. It provides a fabulous family home offering flexible accommodation that can either be used as a singular dwelling, or as is currently the case, divided to provide a self-contained annexe. The excellent range of outbuildings and stables are ideal for smallholding or equestrian use and the entire property has been carefully managed by its current owners with a particular emphasis on wildlife, biodiversity and the sympathetic stewardship of the countryside. Rather than being intensively managed, the land has been nurtured to encourage a rich mosaic of habitats while remaining practical and productive. Established grazing, traditional hay-making and areas of rough grassland demonstrate how horses, agricultural use and nature conservation can comfortably coexist.

The property is situated in a particularly attractive setting, surrounded by glorious rolling countryside, near the villages of Wadeford and Combe St Nicholas, just to the north of Chard which provides a good range of local amenities including supermarkets, independent shops, cafes, restaurants, healthcare services, leisure facilities, and both primary and secondary schooling. The popular market town of Axminster with its mainline railway station providing services to Exeter and London Waterloo is approx. eight miles, and the World Heritage Jurassic Coast is around thirty minutes' drive offering access to the coastal resorts of Lyme Regis and Charmouth.

The area offers a wonderful range of walking routes, and for the equestrian enthusiast the location is ideal, providing access to a wealth of hacking across peaceful rural lanes and the surrounding countryside. The rolling landscape of South Somerset and the nearby Blackdown Hills offers varied riding terrain with numerous bridleways and country routes available.

THE RESIDENCE

With oil-fired central heating, solar PV panels and double-glazed windows, the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance**, through the front door opens into a **Reception Hall** from which a door to the right opens into a bright and welcoming **Sitting Room**, which has wooden flooring, a fireplace with logburner and a large picture front window with views across the valley.

The adjacent **Kitchen/Breakfast Room** is fitted with a range of good quality built-in units with hardwood work surfaces, incorporating 1½ bowl stainless steel sink, range cooker with extractor hood, tiled flooring and a breakfast bar. A door from the kitchen opens into the **Conservatory** which has double doors leading out to the **Garden**.

There are **Three Main Bedrooms**, two of which have **Ensuite Shower Rooms**, plus a **Fourth Bedroom** that is currently used as a **Study**, and a **Family Bathroom**.





From the kitchen, a further door leads through to a **Utility Room** which has extensive built-in storage and a door leading through to the **Annexe** which has a large **Family/Sitting Room** (with plumbing and power connections in situ to create a kitchen area if required) and a **Bedroom** with **Ensuite Shower Room**.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane, along a private driveway with double gates leading to ample parking and turning areas to the front and far-side of the bungalow.

There is a large rear **Patio** and a lawned garden with a **Pond** and a variety of ornamental shrubs.

The adjacent outbuildings include a **Former Chicken Shed**, which has been refurbished and upgraded to provide a **Garage/Studio**.

A purpose-built, **U-Shaped Stable Yard** stands on a concrete base, with insulated roofing and light, power and water supplies. It provides **Three Stables**, **Foaling Box**, **Hay Barn** and **Store**.

An additional spur drive off the main entrance gives convenient vehicular access to the stables and fields, allowing the equestrian facilities to operate separately to the main domestic entrance.

Beyond the stables is a **Sand Turnout Pen**, enclosed with post and rail fencing with **Two Field Shelters**.

At the top of the **House Field** is a substantial level grass area, approx. 40m x 20m, which would be ideal for the creation of a manège, subject to any necessary permissions.

Beyond the house field, the adjoining land includes three well-established fields, in a medieval strip pattern, with mature boundary hedgerows and a combination of sloping and more level ground suitable for different uses. The first contains **Two Mobile Field Shelters** and a **Mini Orchard** with a variety of fruit trees. The second has a **Further Orchard** with apple, pear, plum and cherry trees, and an **Open-fronted Barn** 44'3 x 19'8 (13.5m x 6.0m), timber framed with box profile cladding. The top field has separate gated access onto the side lane and spectacular views across the countryside.

The land offers numerous possibilities for those with an interest in conservation, wildlife gardening, traditional smallholding, permaculture or simply allowing nature a little more space.

IN ALL APPROX. 9.8 ACRES
(About 4 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOMERSET COUNCIL

Tel: 0300 123 2224

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL- FIRED CENTRAL HEATING, SOLAR PV PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** E

DIRECTIONS

From the A30 to the west of Chard, head north on Scampton Lane towards Wadeford and Combe St Nicholas for one mile, then bear left towards Wadeford Hill. Continue for a quarter of a mile and turn sharp right onto Clayhanger Lane. Follow Clayhanger Lane for half a mile and Hengrove Lodge will be found on the left-hand side.

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