

Symonds
& Sampson



Brooklea

West Chinnock, West Chinnock, Somerset

Brooklea

West Chinnoek
West Chinnoek
Somerset TA18 7PP



- Location Location Location!
- Fabulous views front & rear
 - Flexible accommodation
 - Very quiet village location
 - Lovely mature gardens
- Walking distance to The Muddled Man public house
 - Detached chalet style property in 0.3 Acres

Offers In Excess Of **£595,000**

Freehold

Yeovil Sales
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THE PROPERTY

A superb four-bedroom, two-reception-room, three-bathroom detached chalet-style bungalow lying in good-sized grounds. Nestled in the charming village of West Chinnock, this delightful detached home offers a perfect blend of comfort and style. This property provides flexible and ample space for both relaxation and entertaining. The inviting living areas are designed to create a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings at home and offer lovely views over the fields, countryside and village itself.

The bungalow has three well-appointed bedrooms (two being en suite), each designed to provide a peaceful retreat, again all enjoying fabulous views (the fourth bedroom is currently being used as a formal dining room). The layout ensures that there is plenty of natural light throughout, enhancing the overall sense of space and tranquillity.

Set in a picturesque location, arguably second to none in the village, this home is surrounded by the beauty of the Somerset countryside, offering a serene lifestyle while still being within easy reach of local amenities. The village of West Chinnock is known for its friendly community and scenic views, making it an ideal place for families and individuals alike.

ACCOMMODATION

The accommodation comprises a reception hall leading through to an open plan breakfast/dining area enjoying those lovely views, sitting room again with views, separate dining room/bedroom 4, kitchen/breakfast room, utility room, ground floor bathroom, ground floor bedroom one (enjoying lovely views to fields and woodland beyond) with en suite shower room, stairs leading to a study area and bedrooms 2 and 3, one with a further en suite shower room, double garage with separate stairs leading to a first floor versatile boarded loft space currently used as a den/hobby area.





OUTSIDE

At the front of the property is a driveway providing off-lane parking for several cars. This leads to the DOUBLE GARAGE with an electric up-and-over door, power and light, with doors to the utility room and rear garden.

The front garden is mainly laid to gravel for ease and low maintenance, with a stone retaining wall and enjoys lovely views of the opposite fields (often filled with cows) and woodland beyond.

The rear garden again is a delight, enjoying uninterrupted views over the fields, village cricket pitch/recreation ground and countryside beyond. The garden is mainly laid to lawn, extensive flower and shrub planting, mature trees, a raised terrace and flower beds again enjoying those views. Side access to the front.

SITUATION

Location, Location, Location! If you are looking for one of the quietest villages in Somerset with a property enjoying the most wonderful views front and rear, then this surely

must be first on the list!

West Chinnock is amongst South Somerset's most desirable villages with an active, friendly community and the traditional country village amenities, a well-reputed primary school and a pub. Localised footpaths provide access to wonderful walks. Ham Hill Country Park is close by.

A short journey away is the market town of Crewkerne (mainline rail station), where there is a variety of national



and independent retailers and businesses, including a Waitrose. The larger towns of Yeovil (again with a mainline rail station), Taunton and Sherborne are also very easily accessible. The area is favoured for its ease of access to the Jurassic Coast, with both West Bay and Lyme Regis within a 20-mile driving distance.

DIRECTIONS

What3words:
 ///resort.swerving.providing

SERVICES

Mains water, electricity and drainage. Oil-fired central heating via radiators.

MATERIAL INFORMATION

Council Tax Band: F
 Somerset Council 01935 462462

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(21 plus) A		
(11-21) B		
(6-11) C		
(5-6) D	67	76
(4-5) E		
(3-4) F		
(1-2) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Brooklea, West Chinnock, Crewkerne

Approximate Area = 2102 sq ft / 195.2 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 375 sq ft / 34.8 sq m

Total = 2503 sq ft / 232.4 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR 1 / 2



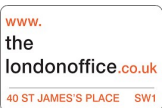
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1270645



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