

Symonds
& Sampson



Beech Springs

Fisherway Lane, Higher Chillington, Ilminster, Somerset

Beech Springs

Fisherway Lane
Higher Chillington
Ilminster

Ideal for those seeking a peaceful setting away from busy roads while still benefiting from convenient transport links, this distinctive detached home sits within beautifully maintained gardens of approximately 0.44 acres (0.18 hectares) and enjoys stunning countryside views from nearly every room.



- Unique detached property in beautiful location
- Stunning countryside views from the property and gardens
- Integral double garage and useful undercroft storage
- Set in generous gardens of 0.44 acres (0.18 hectares)
- Rural location within a short drive of great road and rail links
- Convenient for the pretty local market towns

Guide Price **£625,000**

Freehold

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THE PROPERTY

Whether you are a family or enjoying retirement, this attractive detached chalet-style home provides generous, light and airy accommodation arranged over two floors, complemented by an integral double garage and useful undercroft storage. Positioned in a picturesque rural setting within a small hamlet, it remains conveniently located just a short drive from the A30 and the nearby market towns of Ilminster, Crewkerne and Chard, offering an excellent balance of countryside living and accessibility.

The flexible layout allows for single-level living if desired, with a well-proportioned principal bedroom and en suite on the ground floor. Upstairs, there are two further spacious double bedrooms and a family bathroom. The living spaces have been thoughtfully designed to maximise the outlook, natural light and overall sense of space throughout the day—whether enjoying the morning sun from the kitchen/breakfast room or sitting room picture window, or taking in the long summer sunsets from both inside the property or relaxing out in the garden.

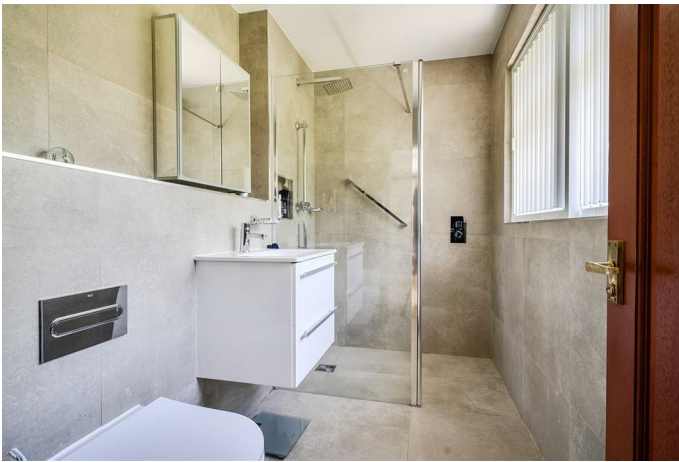
ACCOMMODATION

While the property can be conveniently accessed on a day-to-day basis via the front kitchen door, there is also an inviting main entrance from the driveway. From here, gentle steps rise to a paved terrace leading to the principal entrance. A practical porch provides superb views and opens into an entrance hall with a built-in cloaks cupboard and useful downstairs cloakroom. The inner hallway houses the staircase as well as an airing cupboard with hot water cylinder.

Adjoining the hall, the kitchen/breakfast room offers space for informal dining and is fitted with an attractive range of sage green units and granite-effect worktops. There is provision for a dishwasher, washing machine, electric cooker and upright fridge/freezer. Entering the adjoining sitting room, you are immediately greeted by the most stunning views, with dual-aspect windows including a full-height picture window on the east elevation allowing you to enjoy the changing seasons and visiting wildlife throughout the year. Double doors lead through to a formal dining room, which also benefits from panoramic views and overlooks the rear garden.

The spacious first-floor landing provides an ideal study area and gives access to two further generous double bedrooms and a family bathroom. Suitable for visiting guests or family, the layout offers excellent flexibility, allowing the principal bedroom to be situated on either the ground or first floor depending on preference.





OUTSIDE

A sweeping driveway provides ample parking and access from the lane down to the integral double garage located beneath the property, with roller shutter door, power and light. An internal door leads through to a handy basement area perfect for additional storage. The gardens surround the property and consist of generous lawns, dotted with ornamental trees and shrubs, and productive apple trees. There are well-placed seating areas for making the most of the sunshine and fabulous views.

SITUATION

Higher Chillington is a small rural hamlet, conveniently placed almost equidistant of Ilminster and Crewkerne and within easy reach of excellent road links, whilst being situated along quiet country lanes,

very much away from busy traffic and enjoying an elevated position with excellent views. The neighbouring hamlet of Lower Chillington is the older part of the village, centred around the 13th century church.

Ilminster lies c.4 miles to the northwest and has a wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, and take-aways. The town also benefits from several

hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the A303 and A358.

Crewkerne lies c.5 miles to the southeast and is another small market town with attractive Georgian centre, and also benefits from a Waitrose supermarket and mainline railway station (London Waterloo) as well as an excellent indoor pool and gym complex - the Aquacentre.

DIRECTIONS

What3words/////scrambles.swinging.hoped



SERVICES

Mains electricity, private water and drainage via septic tank. Oil fired central heating.

The vendors inform us that the private water supply has a particle filter and water softener fitted.

Standard broadband is available. Properties in similar rural locations locally often use Starlink as a good alternative to traditional broadband if you need faster speeds. There is mobile coverage in the area, please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council Tax Band E

At the point of instruction the property previously had spray foam insulation fitted and this is scheduled for removal shortly. Please ask the office for an update on this.

Energy Efficiency Rating	
Current	Potential
Very energy efficient (lower carbon value)	
A	
B	
C	76
D	
E	51
F	
G	
Very energy inefficient (higher carbon value)	
England & Wales	
EU Directive 2002/91/EC	

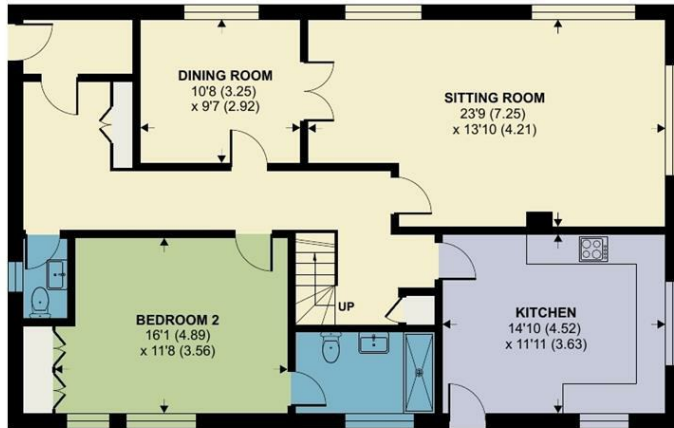


Higher Chillington, Ilminster,

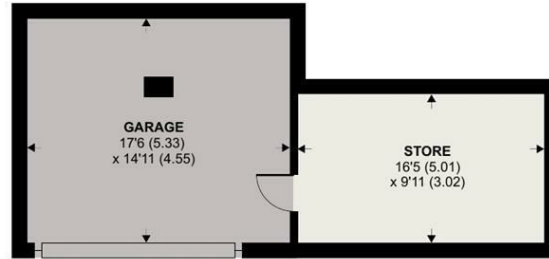
Approximate Area = 1540 sq ft / 143 sq m
 Limited Use Area(s) = 135 sq ft / 12.5 sq m
 Garage = 431 sq ft / 40 sq m
 Total = 2106 sq ft / 195.5 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



GARAGE



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Symonds & Sampson. REF: 1441955



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