

Symonds
& Sampson

Chestnut House

Church Street, Merriott, Somerset

Chestnut House

Church Street
Merriott
Somerset
TA16 5PT



- Stunning Throughout
 - Feature Gardens
 - Carport & Garage
 - No Onward Chain
- Deceptively Spacious
- Early Viewing Advised

Guide Price **£625,000**

Freehold

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THE PROPERTY

This modern detached property has been built to a very high specification, benefiting from timber double glazing, attractive timber doors and underfloor heating.

The property, which is offered for sale with no onward chain, is arranged briefly as follows: a pillared storm porch leads to a reception hall, sitting room with a feature brick fireplace and wood-burning inset, living room with 3-door bi-folds opening out to the rear, a cloakroom and study.

The real feature of this home is the kitchen/dining room being triple aspect, fitted with an excellent range of units, an island unit with breakfast bar, and there are two sets of bifold doors opening out onto the rear garden.

On the first floor are four good-sized bedrooms, two having en suite shower rooms and an attractive family bathroom with a white suite.

OUTSIDE

The house is approached over an area of shared driveway leading to a brick block drive. Timber gates lead to a double carport and, in turn, lead to a single timber garage.

To the front is a lawned area of garden, whilst to the rear the garden is laid to lawn with patio, trellis, mature trees, light, power and tap, gravelled beds, shed and deep stocked borders.





SITUATION

Merriott village has an excellent range of local services, including a garage, a petrol station, two general stores, a post office, a pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, a village hall, a tithe barn and a social club hosting a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts, a bowling green, a separate squash club and court. The village also has its own pre-school and Primary school.

Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops, including a Waitrose Supermarket that delivers locally, a superb indoor pool/gym complex and a main line railway station for the London Waterloo to Exeter line.

DIRECTIONS

What 3 words: [///rinsed.melts.tags](#)

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: F

Somerset Council 01935 462462



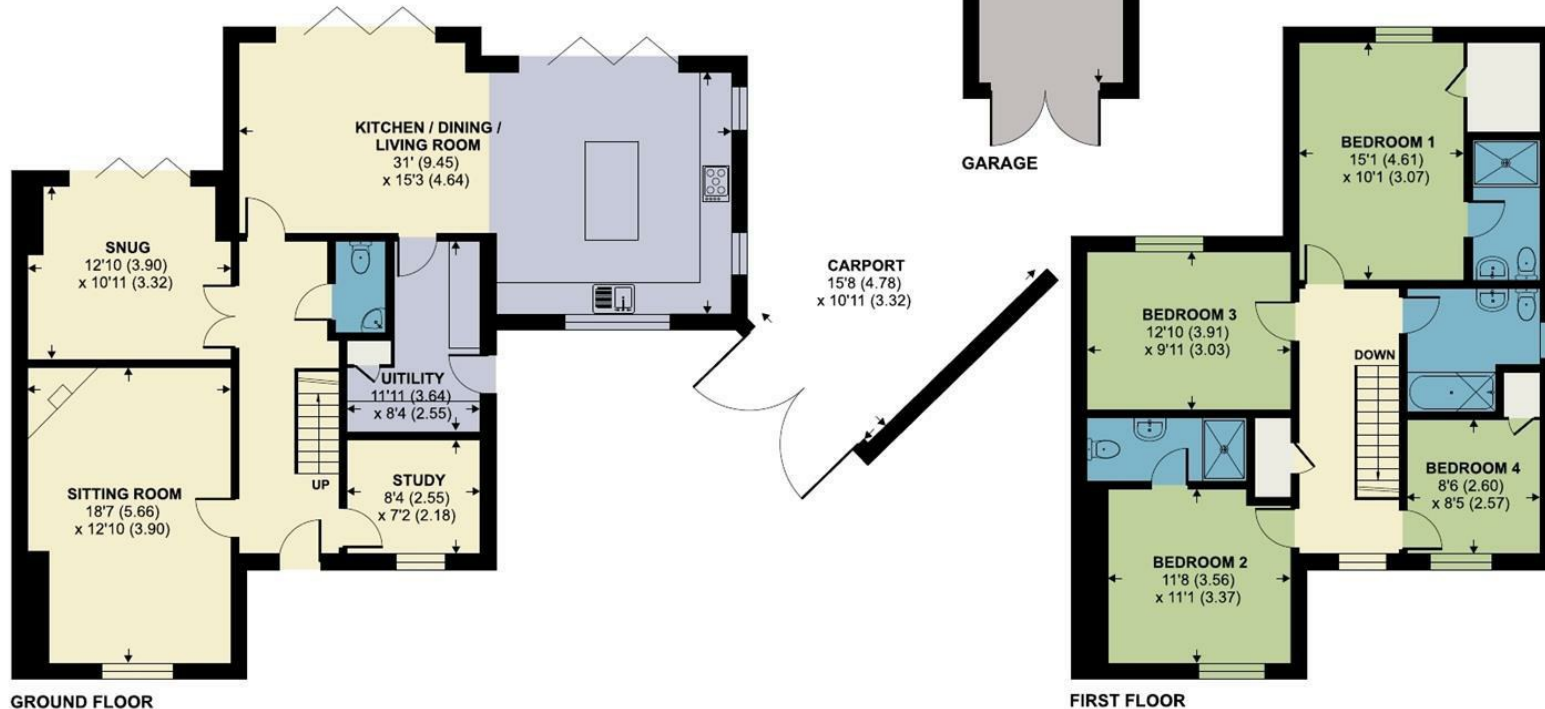
Church Street, Merriott,

Approximate Area = 1932 sq ft / 179.4 sq m (excludes carport)

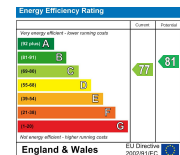
Garage = 140 sq ft / 13 sq m

Total = 2072 sq ft / 192.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1487823



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