



DERBYSHIRE'S
— *Estate Agents* —

7 Holbear Grange Forton Road, Chard, TA20
2ED

Situated within a sought-after residential enclave and falling within the Colyton Grammar School catchment area, alongside other well-regarded schools, this is a fantastic opportunity to acquire a substantial, well-appointed and move-in-ready family home in a highly desirable location



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

- Five Bedrooms Detached House
- Three En-suite Shower Rooms
- Generous Room Sizes Throughout
 - Cul-de-Sac Location
- Colyton Grammer School Catchment
 - Motivated Sellers
 - Double Garage
- Landscaped Rear Garden
- Driveway Parking For Several Cars
 - A Must See Property

7 Holbear Grange Forton Road, Chard, TA20 2ED
£595,000

IMPRESSIVE FIVE BEDROOM FAMILY HOME

Built in 2011 and forming part of an exclusive development of just eleven properties, this impressive five-bedroom detached home offers exceptionally generous proportions, a superb flow of accommodation and a wonderful setting within a small cul-de-sac on the outskirts of Chard.

Designed with family living in mind, the spacious entrance hall sets the tone for the rest of the property, leading to a well-balanced layout throughout the ground floor. The sitting room provides an inviting space for relaxation, while the dining room, which is linked via double doors is ideal for formal entertaining. At the heart of the home lies the impressive kitchen/breakfast room, beautifully fitted with granite worktops and a range of integrated appliances, offering both style and practicality. A separate utility room, study and ground floor cloakroom add further convenience and flexibility to suit modern lifestyles. Zoned underfloor heating across the ground floor ensures comfort and

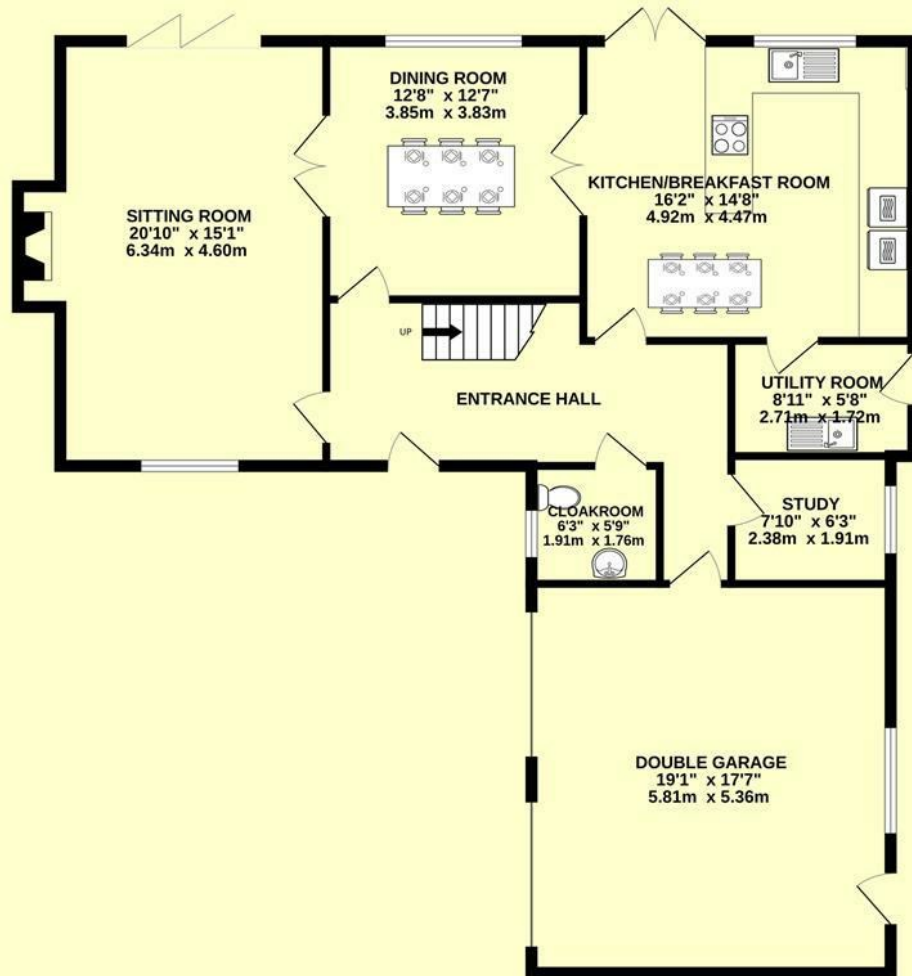
efficiency.

Upstairs, the sense of space continues with five well-proportioned bedrooms. The principal suite is a standout feature, complete with a walk-in dressing room and stylish en-suite bathroom. Two further double bedrooms benefit from their own en-suite shower rooms, while an additional double bedroom, generous single bedroom and contemporary family bathroom complete the first-floor accommodation.

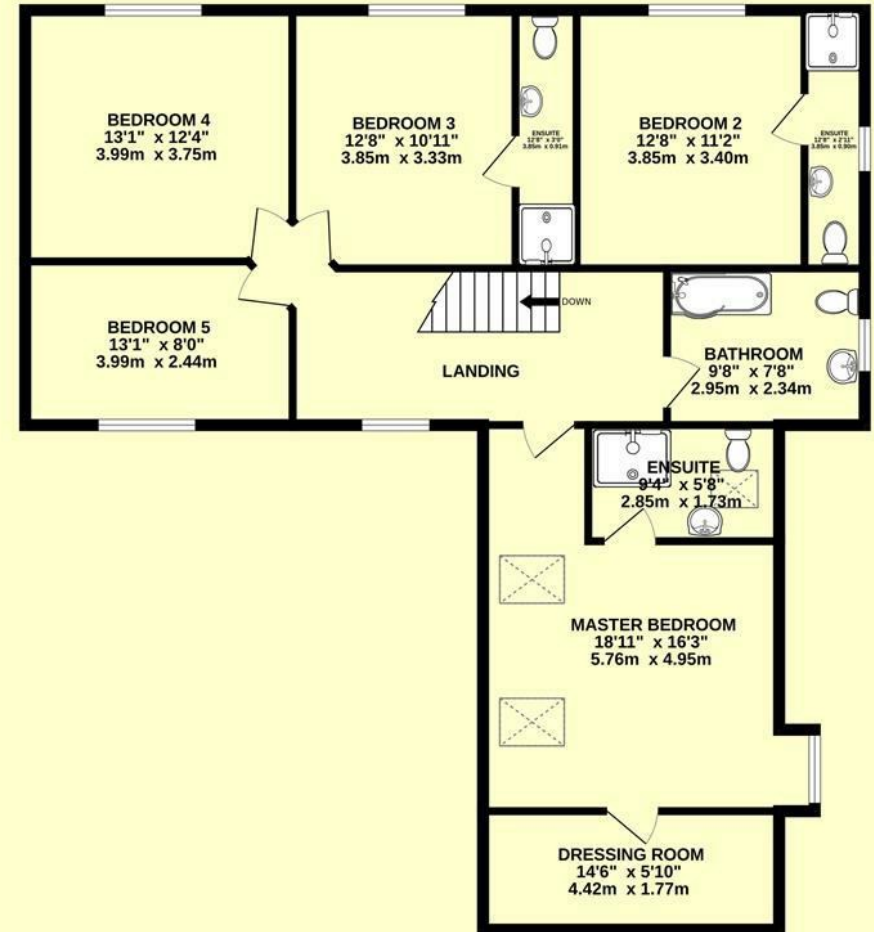
Externally, the property enjoys driveway parking for several vehicles, a double garage and a beautifully landscaped rear garden featuring a variety of seating areas — perfect for outdoor dining and entertaining.

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GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



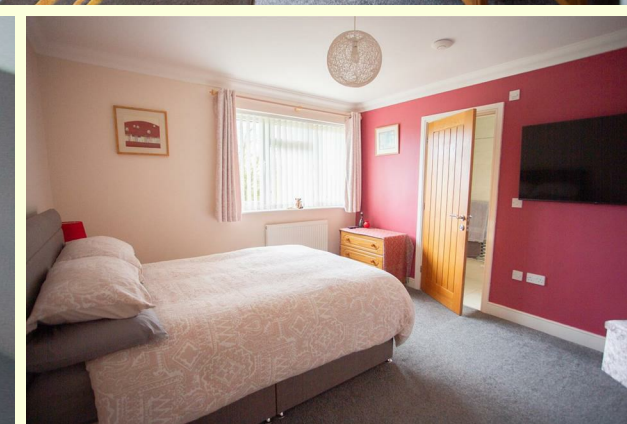
1ST FLOOR
1201 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 2512 sq.ft. (233.4 sq.m.) approx.

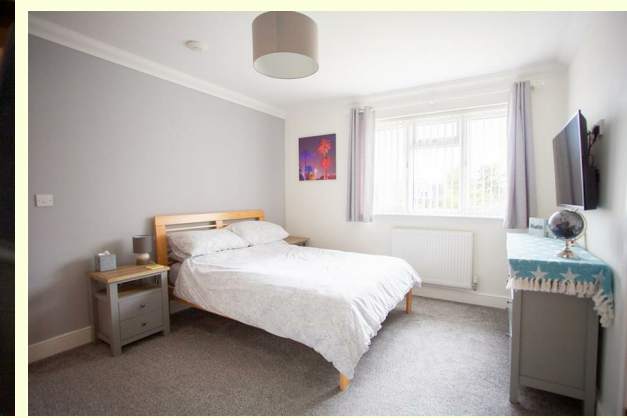
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 -

From the A358 Tatworth Road turn onto the B3162 Forton Road, turn right onto Holbear and follow the road until you reach the sign for Holbear Grange, bear slightly left and the property can be found at the end of the cul-de-sac on your left hand side.





sing
like
nobody's
listening.

live
like it's heaven on earth.

dance
like nobody's watching.

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— *Estate Agents* —

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