



Symonds
& Sampson

Woodlands

Knapps Lane, Chaffcombe, Chard, Somerset

Woodlands

Knapps Lane

Chaffcombe

Chard

Somerset TA20 4AP

Nestled in a charming yet well-connected village, this beautifully presented home offers an ideal setting for multi-generational living or extended family life. Complete with land, stables, a self-contained annexe, and an impressive double garage with a studio area above, it extends to 3.09 acres (1.25 hectares) combining character and practicality in equal measure.



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- Beautifully appointed detached cottage
 - Set in 3.09 acres (1.25 hectares)
 - Self-contained annexe
- Stables, outbuildings and double garage with studio room
 - Attractive gardens, orchard and paddock
- Idyllic small village setting a short drive from facilities

Guide Price **£850,000**

Freehold

Ilminster Sales

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THE PROPERTY

Combining the charm of village living with a manageable and practical layout, this outstanding property offers flexible accommodation and an excellent range of amenities to suit modern family life. Buyers often seek a home with generous outdoor space and useful outbuildings, while still wanting a property that is beautifully presented and ready to move straight into. This home delivers exactly that.

Designed to be enjoyed from day one, it provides the perfect setting for a range of hobbies and lifestyle pursuits, with the added benefit of adaptable space for extended family or guests. Whether through the self-contained annexe or the optional ground-floor bedroom with adjacent WC in the main house, the property lends itself effortlessly to multi-generational living.

Set in a peaceful location away from the bustle of passing traffic, yet within easy reach of excellent transport links and everyday amenities, it strikes a rare balance between rural tranquillity and convenience, offering the best of both worlds without the sense of isolation.

ACCOMMODATION

The main residence has been thoughtfully transformed from a former period cottage, carefully reimagined and fully redeveloped by the current owners. While it retains a sense of its original character, it has been significantly extended and refurbished to create the home as it stands today.

A generous central entrance hall is naturally illuminated by a rooflight above and features decorative tiled flooring, along with oak stair balustrades complemented by wrought iron spindles. The hall also provides a useful built-in linen cupboard with a radiator, as well as a well-appointed cloakroom.

To one side, the dual-aspect sitting room offers a warm yet spacious atmosphere, with oak flooring and a fireplace housing a multi-fuel stove. Bespoke window seats cleverly incorporate concealed radiators, while double doors connect this space to the impressive garden room. With its vaulted ceiling, triple aspect glazing and woodburning stove, the garden room provides a versatile and sociable space that can be enjoyed year-round, also benefiting from the option of electric underfloor heating.

Across the hall, the open-plan, dual-aspect kitchen/dining room is particularly generous in size and designed as a sociable hub of the home. Centred around a kitchen island, it easily accommodates a large dining table as well as additional seating if desired. The space evokes a traditional farmhouse feel, featuring solid period-style cabinetry in soft pastel tones, oak and granite worktops, and a classic double butler sink. The AGA currently occupies the position of a former woodburning stove and is not included in the sale; however, the home already benefits from a built-in electric oven, LPG gas hob, and dishwasher, with the range space left flexible for a buyer's preferred use.

Beyond the kitchen, a substantial utility room provides additional storage, further units, and a second sink. It opens directly onto the courtyard garden, making it particularly practical for garden access and outdoor entertaining in the BBQ area. The utility also houses a separate boiler cupboard and airing cupboard. Linking the kitchen and utility is an additional versatile room, formerly used as a ground floor bedroom. This dual-aspect space overlooks the village lane and would make an ideal home office, with an adjacent ground floor WC. It could also be reinstated as a ground floor bedroom for a dependent relative, with potential to extend the WC into a shower room if required.

Upstairs, the first floor offers three attractive double bedrooms along with useful under-eaves storage. The principal bedroom is a standout space, featuring fitted wardrobes and a Juliet balcony to the rear that enjoys a peaceful, leafy outlook. It is served by an en suite shower room with a contemporary white suite. The remaining two double bedrooms are served by a similarly well-appointed family bathroom.



THE ANNEXE

Converted from a range of former outbuildings, the annexe is positioned across the courtyard from the main house, making it particularly well suited for dependent relatives, as it is within easy sight and on level ground within close reach. Subject to the necessary planning permission, it could also serve as an excellent holiday let or a flexible workspace for those wishing to run a business from home.

At one end of the annexe is a bright and airy living area, with a central kitchen leading through to a double bedroom and en suite shower room. While not a fully wet-room design, the shower has been created with improved accessibility in mind, offering a more spacious layout with ample room for ease of movement and comfort.

OUTSIDE

Approached via a gravel driveway, the property offers ample parking for several vehicles, along with access to a substantial detached double garage/workshop. Built by the current owners, the garage also features an alternating tread staircase leading to a first-floor studio room, providing versatile space suitable for a range of uses, including hobbies, creative work or accessible storage.

A charming sheltered courtyard-style garden sits between the main house and annexe, featuring a mature apple tree and a formal pond. Adjacent to the annexe is a timber pergola with a BBQ area and central patio, ideal for outdoor dining and entertaining.

Beyond the double garage lies a further generous area of garden, including a greenhouse, potting shed, lawns and a patio, all interspersed with raised beds for home growing and traditional perennial borders. A gate leads through to an orchard planted with a variety of productive and interesting trees, including medlar, quince, cider and dessert apples, damsons, pears and plums.

Beyond this, the main field extends eastwards and benefits from water supply to two troughs, along with an attenuation pond designed to allow gradual dispersal of surface water from the surrounding slopes.

Closer to the house, there is a further range of outbuildings comprising a timber workshop/store, tack room, two loose boxes and a hay store.





SITUATION

Chaffcombe is a small, pretty village on the western slopes of the windwhistle ridge with a parish church, village hall and its own historic waterwheel situated in the woods near the reservoir. The reservoir is 48 acres of open water just to the south west of the village and popular with anglers, bird-watchers and walkers alike. There is also access to a fantastic cycle-path (part of the sustrans route 33) which provides an excellent almost level pathway from Chard to Ilminster along the route of the former disused railway line. Despite the idyllic rural outlook you are only a short drive from excellent road links. The village has its own website which gives you a flavour of the community groups and events going on, mostly centring around the pretty village hall. The historic market towns of Chard and Ilminster aren't far away by car and each have a great range of local facilities, independent traders and high street names.

DIRECTIONS

What3words/////majors.dearest.ranked

SERVICES

Mains electricity and water are connected. Oil fired central heating. LPG gas bottles for hob in kitchen.



Private drainage - lower septic tank near property pumps to more recently installed private domestic sewage treatment plant (Klargester) complying with recent legislation.

Ultrafast broadband is available. There is mobile coverage, however please refer to Ofcom's website for more details.

MATERIAL INFORMATION

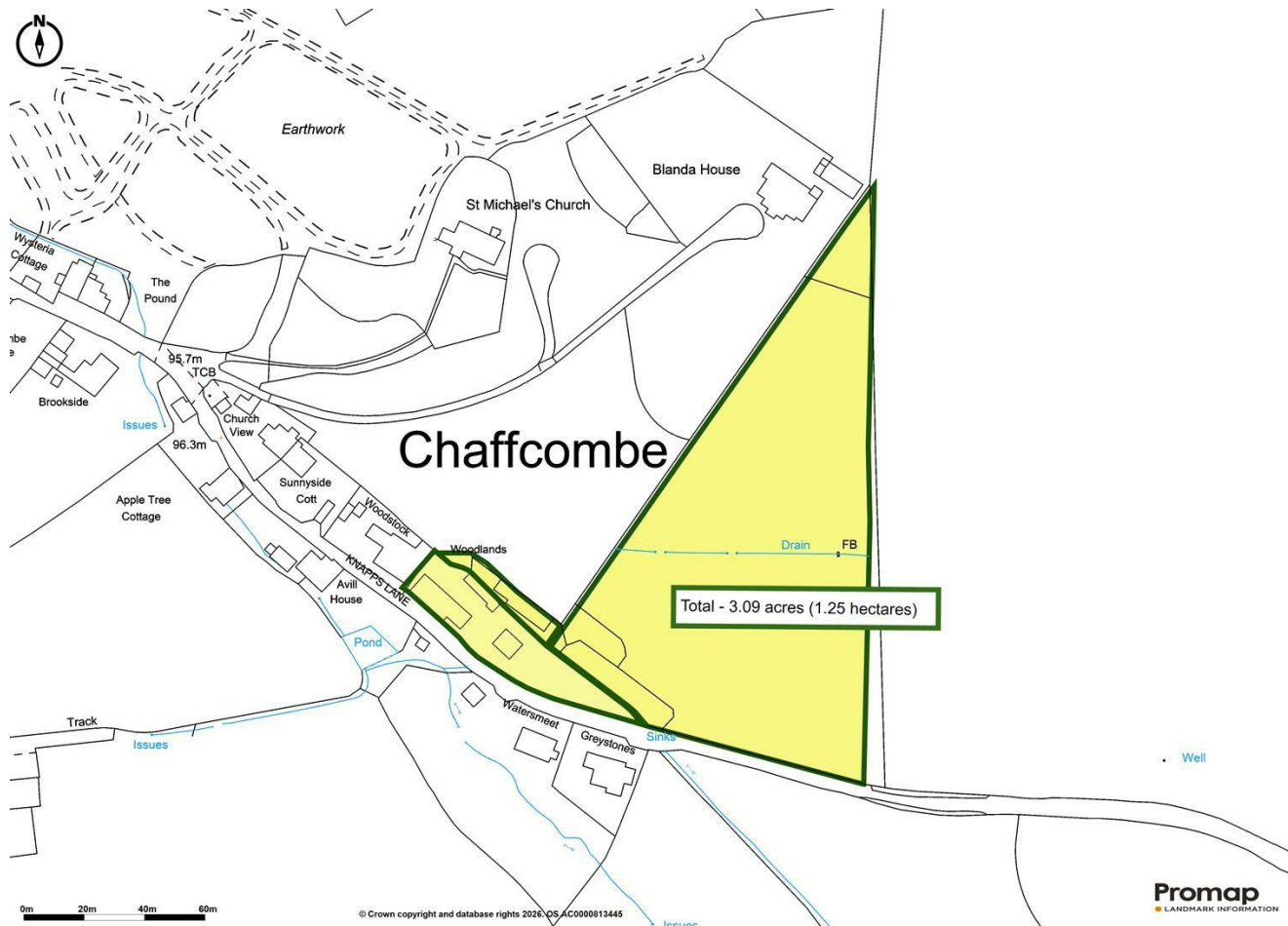
Somerset Council
Woodlands - Tax Band E
Annexe at Woodlands - Tax Band A

The planning permission for the annexe currently extends to ancillary / annexe accommodation, but subject to planning could provide potential for holiday letting or a variety of uses.

The vendors are awaiting the final building control completion certificate and this is currently being dealt with. Please ask us for an update if you are working to a particular timescale.

There is a restriction that pigs cannot be kept on the property.





Energy Efficiency Rating		
Very energy efficient (lower running costs)		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Minimum energy efficient standard		
England & Wales		
EU Directive 2002/91/EC		



Woodlands, Chaffcombe, Chard

Approximate Area = 2143 sq ft / 199 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Annexe = 563 sq ft / 52.3 sq m

Garages = 616 sq ft / 57.2 sq m

Outbuildings = 704 sq ft / 65.4 sq m

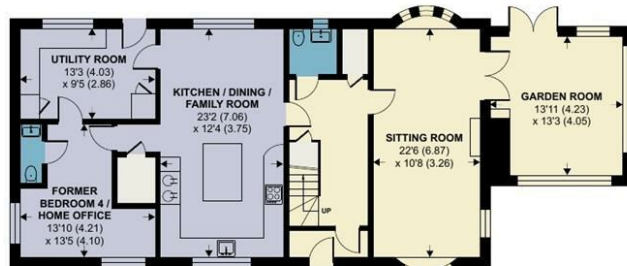
Total = 4131 sq ft / 383.6 sq m

For identification only - Not to scale

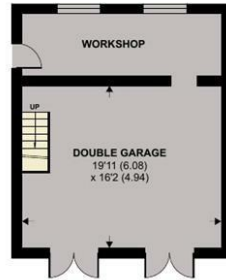
Denotes restricted head height



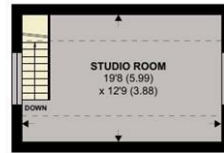
FIRST FLOOR



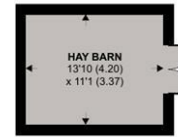
GROUND FLOOR



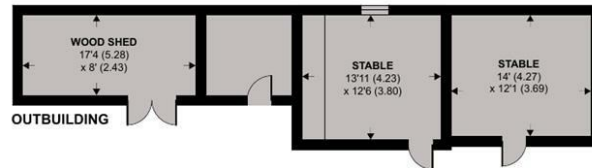
GARAGE GROUND FLOOR



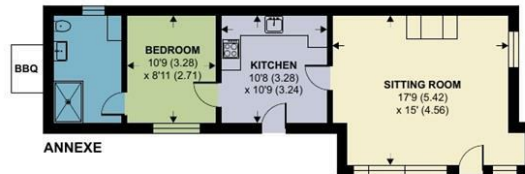
GARAGE FIRST FLOOR



OUTBUILDING



OUTBUILDING



ANNEXE



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: 1477952



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