



DERBYSHIRE'S
— *Village and Country* —

28 Ashcroft, Chard, TA20 2JH



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	66	78	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		England & Wales
			EU Directive 2002/91/EC

- Five bedrooms
- Semi-detached house
- Garage & driveway
- En-suite to master
 - Kitchen diner
 - Conservatory
 - Utility room
 - Study
- Beautifully presented
- Council Tax band D

28 Ashcroft, Chard, TA20 2JH
£325,000

BEAUTIFULLY PRESENTED FIVE BEDROOM SEMI-DETACHED F

This beautifully presented five-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. Finished to a high standard throughout, the property combines stylish interiors with practical living space, perfectly suited to modern family life.

The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, a generous lounge, ground floor WC, and an impressive open-plan kitchen/dining room, creating the heart of the home. The kitchen flows seamlessly into the conservatory, providing an excellent additional reception space overlooking the rear garden. Completing the ground floor is a useful utility room with pedestrian access to the integrated single garage, along with a separate study, making it ideal for those working from

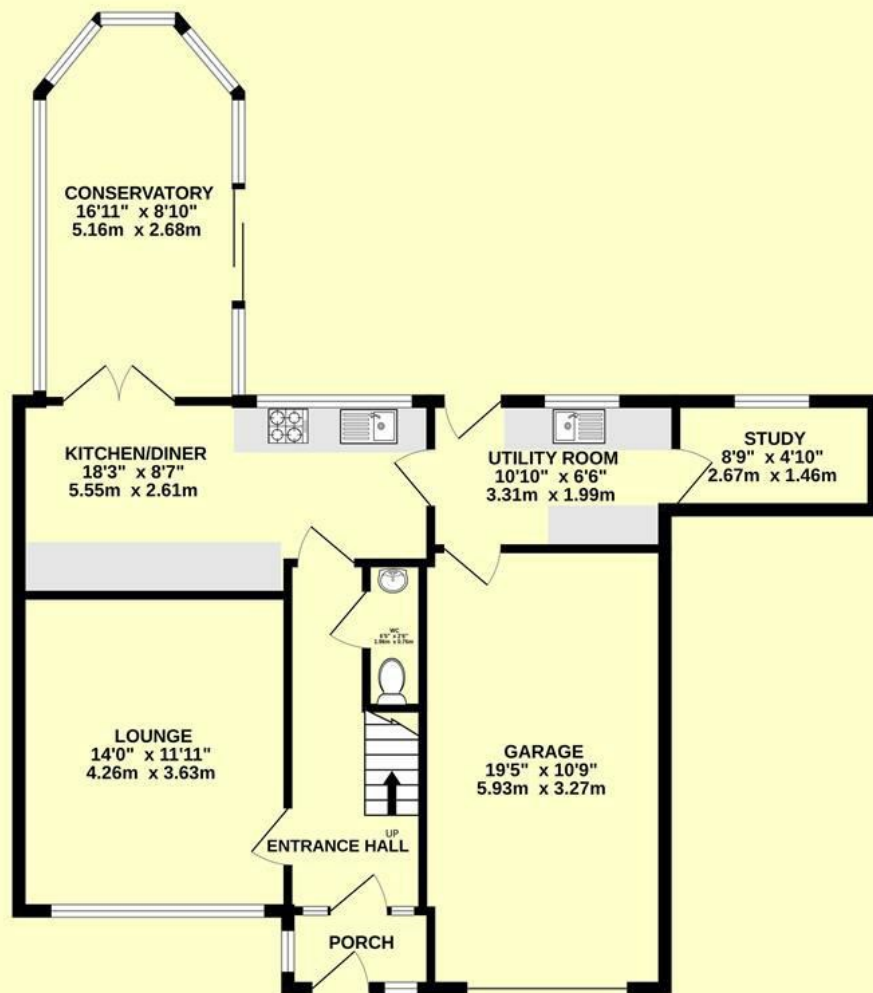
home.

To the first floor, the spacious master bedroom benefits from its own en-suite shower room, while four further well-proportioned bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn, with a metal storage shed providing useful additional storage. To the front, a driveway provides off-road parking and leads to the integrated single garage, with a neat lawned garden completing the front aspect.

Priced to sell, this fantastic home represents exceptional value for money, offering generous family accommodation, versatile living space and stylish presentation throughout. A wonderful opportunity to purchase a superb family home at an affordable price, early viewing is highly recommended

GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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 A345 Tatworth Road turn onto Forton Road. Take the 3rd right hand turning onto Ashcroft and the property can be found on your right hand side.





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11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600