



Symonds
& Sampson

Goosemoor

High Street, Winsham, Chard, Somerset

Goosemoor

High Street

Winsham

Chard

Somerset TA20 4DZ

Nestled in an idyllic setting on the edge of the village, this charming character cottage combines well-proportioned accommodation with a generous plot of just under a quarter of an acre, while also offering the option of single-level living for added flexibility in the years ahead, or dependant family members.



- Detached period cottage
- Set in generous grounds of 0.22 acres (0.09 hectares)
 - Mature, attractive and private gardens
 - Ample driveway parking and good size garage
- Three double bedrooms including ground floor bedroom with adjoining shower room
- Pretty location on the edge of sought-after village

Guide Price **£675,000**

Freehold

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THE PROPERTY

Having evolved over the centuries, this charming detached cottage retains a wealth of original character while benefiting from adaptations and extensions that have created surprisingly spacious accommodation. The exceptionally generous ground-floor layout offers the flexibility of single-level living, making the property well suited to a variety of lifestyle needs.

Occupying a private position on the edge of the village and set within attractive, well-established gardens, the cottage would make an ideal home for a growing family or for those seeking accommodation for a dependent relative, with the advantage of a ground-floor bedroom and associated facilities.

ACCOMMODATION

The property welcomes you via a practical storm porch, offering space for log storage and bench seating. This leads into a spacious entrance lobby with ample room for furniture and coats. A step down into the original part of the cottage brings you to an inner hall, where a useful utility area provides space for a washing machine and tumble dryer, alongside a cupboard housing the central heating boiler.

The charming kitchen/breakfast room enjoys delightful views over the rear garden and features exposed beams that enhance its character. There is ample space for appliances, including a dishwasher, fridge freezer and electric cooker. Beyond, a side lobby with a built-in cupboard leads to a generously sized ground-floor double bedroom with fitted wardrobes and attractive garden views. Adjacent is a well-appointed shower room, making this area ideal for those needing single-level living if required.

A triple-aspect conservatory provides a wonderful connection to the outdoors, overlooking the gardens and opening directly onto the patio. Spacious enough to accommodate a dining table and comfortable seating, it offers an ideal setting for relaxing and entertaining throughout the year.

On the first floor are two further generous double bedrooms, each full of individual character, together with a family bathroom. The principal bedroom also benefits from access to a useful under-eaves storage area, providing convenient and more readily accessible additional storage space. There is also a further good size loft space.





OUTSIDE

The property enjoys a high degree of privacy, set within its own grounds of approximately 0.22 acres (0.09 hectares). To the front, there is ample driveway parking together with a substantial block-built garage featuring an electrically operated door. A discreetly screened area to the side houses the oil storage tank.

To the rear, the grounds benefit from a sunny south-westerly aspect and gently slope away from the house, enjoying an attractive leafy backdrop. Immediately adjoining the property, a sheltered patio with an attractive water feature provides a delightful focal point and an ideal space for relaxing and enjoying the afternoon and evening sun. Adjacent to the conservatory is a



useful timber garden shed.

The mature gardens are beautifully established, with a mix of traditional borders, ornamental trees and shrubs creating year-round interest. Further down the garden, a greenhouse is accompanied by a productive fruit-growing area with raspberry canes and a timber garden shed. On the opposite side a second hexagonal greenhouse and further shed are nestled amongst naturalistic, woodland-style planting creating further seclusion and privacy. To one side of the cottage there is a further pedestrian gate leading out onto the lane, for easy access should you wish to walk down into the village.

SITUATION

The property is tucked away from any busy traffic towards the edge of this pretty village. Winsham is set in the heart of the South Somerset countryside but near to the Devon and West Dorset borders. It's the ideal base to enjoy everything this beautiful part of the countryside has to offer - not far from the coast, and yet within easy reach of good road links via the A358, A30 and A303. Winsham has a thriving community with a village shop/post office, primary school, church, village hall, playing fields and many local social societies and clubs. It is well placed for access to the nearby country towns of Chard (4 miles), Beaminster (8 miles) and Crewkerne (6 miles) with a Waitrose supermarket and mainline station on the London Waterloo line. Each town offers a wider



range of day-to-day amenities and facilities. The UNESCO Jurassic coast with the lovely resorts of Lyme Regis, Charmouth and West Bay are all within half an hour's drive, offering excellent opportunities for walking, fossil-hunting, fishing and swimming. The county town of Taunton (18 miles) offers a wider range of facilities and cultural activities, as well as a connection to the M5 and a mainline rail service to London Paddington. Other leisure facilities in the district include Forde Abbey, Cricket St Thomas Lakes and Gardens and Cricket St Thomas Golf Club.

DIRECTIONS

What3words/////pegs.opens.forklift

SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating.

Superfast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council Tax Band D

The property is located in the village's designated Conservation Area but is NOT a listed building.

Please note, on some official records such as the Government Council Tax website, the spelling of the house name is Goosemore.



Energy Efficiency Rating		Current	Potential
Energy efficiency (A-G)			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Environmental impact (A-G)			
A	1-10		
B	11-20		
C	21-30		
D	31-40		
E	41-50		
F	51-60		
G	61-70		
Energy efficiency (A-G)		58	
Environmental impact (A-G)		32	
England & Wales		EU Directive 2002/91/EC	



Goosemoor, High Street, Winsham, Chard

Approximate Area = 1850 sq ft / 171.8 sq m

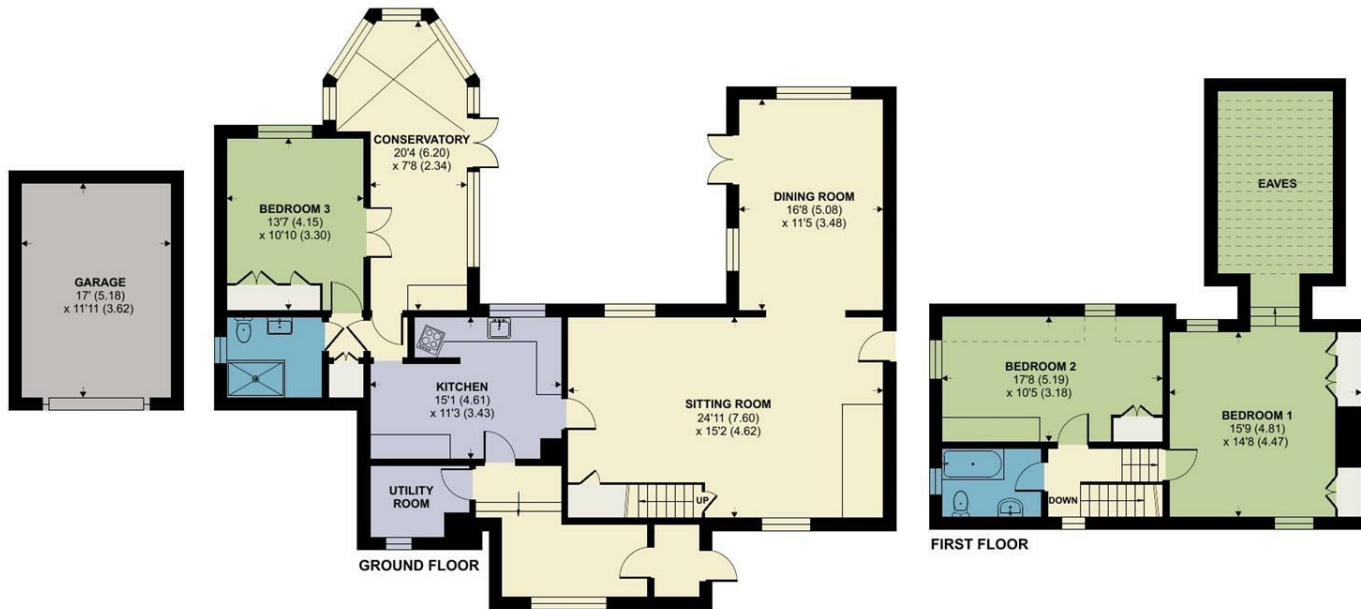
Limited Use Area(s) = 180 sq ft / 16.7 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 2232 sq ft / 207.2 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1466877



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