



FOR SALE

Sopers Field, Chard, TA20 2HT

Offers in Excess of £325,000



ORCHARDS
ESTATES

Introducing to the market, exclusively through Orchard Estates, this substantial two-bedroom detached home, ideally positioned within a small and well-established cul-de-sac on the outskirts of Chard. Requiring modernisation throughout, the property presents an excellent opportunity to create a truly bespoke home, offering generous and well-proportioned accommodation, complemented by a beautifully maintained and impressive rear garden. To the front, the property boasts a large, neatly kept garden, along with off-road parking and access to the garage, conveniently located to the right-hand side. Upon entering, a welcoming entrance hall leads through to a bright and spacious living room, featuring dual-aspect windows and double doors that open directly onto the garden. A separate dining room provides an ideal space for entertaining and flows through to the galley-style kitchen, which benefits from a large rear-facing window. Further ground floor accommodation includes a sunroom, adding valuable additional living space, along with a cloakroom and internal access to the garage. Upstairs, the property offers two generously sized double bedrooms, served by a family bathroom fitted with a WC, wash basin, and a bath with shower over. The rear garden is a particular highlight: generous in size, predominantly laid to lawn, and enhanced by a wooden shed and greenhouse, making it perfect for gardening enthusiasts or outdoor enjoyment. Although currently configured as a two-bedroom home, the property offers significant scope for extension or reconfiguration (subject to the necessary permissions), making it an exciting prospect for buyers seeking both space and potential. Early viewing is highly recommended to fully appreciate the size, setting, and possibilities this home has to offer.



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LOCATION

Chard is a historic market town set in the beautiful South Somerset countryside, close to the borders of both Devon and Dorset. Known for its rich heritage, Chard played an important role in the early days of powered flight, being the birthplace of John Stringfellow, and still celebrates this legacy today. The town offers a mix of traditional charm and everyday convenience, with a range of independent shops, supermarkets, schools, and leisure facilities, as well as good road links to nearby centres such as Taunton and Yeovil. Surrounded by rolling countryside and within easy reach of the Blackdown Hills, Chard is particularly appealing to those seeking a balance between rural living and practical amenities.

Approach

The property is located on the established and quiet cul-de-sac on Sopers Field, Chard, marked with the Orchards Estates 'For Sale' signboard.

Ground Floor

To the front, the property boasts a large, neatly kept garden, along with off-road parking and access to the garage, conveniently located to the right-hand side. Upon entering, a welcoming entrance hall leads through to a bright and spacious living room, featuring dual-aspect windows and double doors that open directly onto the garden. A separate dining room provides an ideal space for entertaining and flows through to the galley-style kitchen, which benefits from a large rear-facing window. Further ground floor accommodation includes a sunroom, adding valuable additional living space,

along with a cloakroom and internal access to the garage.

First Floor

Upstairs, the property offers two generously sized double bedrooms, served by a family bathroom fitted with a WC, wash basin, and a bath with shower over.

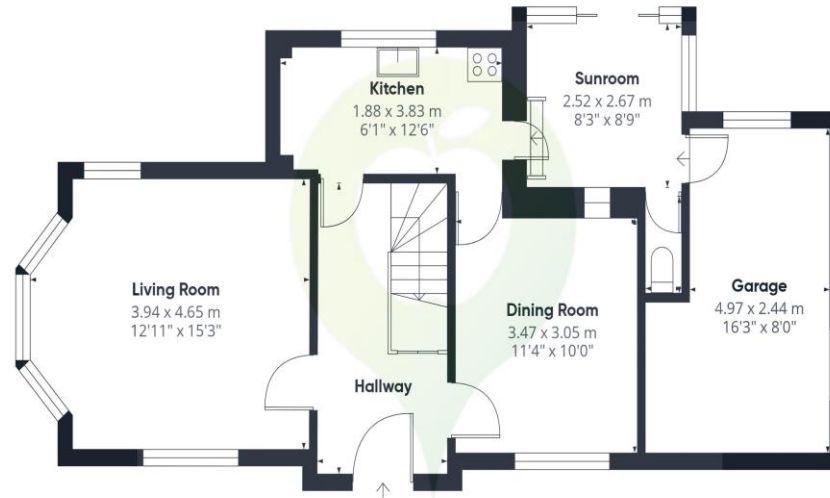
External

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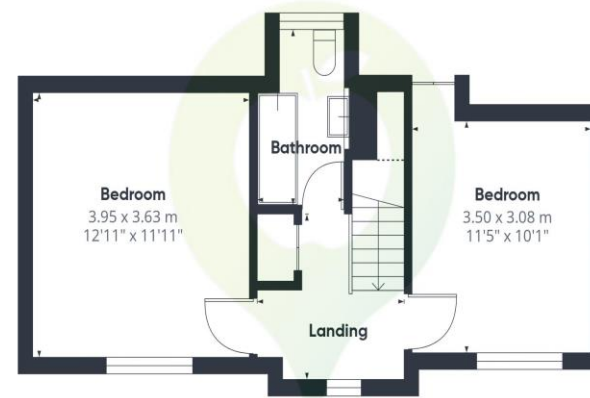
Material Information

- Freehold property
- EPC - TBA
- Council Tax - D
- Boiler - Back Boiler, reliably informed by the vendor that it is located behind the fireplace in the living room. Mains - Water, electric, gas, and drainage
- Off Road Parking
- Loft Space is boarded.
- Double Glazing Broadband –
- Ofcom Ultra-Fast available 1000mbps
- Flood Zone 1 - Very low risk of flooding from rivers and sea





Floor 1



Floor 2



Approximate total area⁽¹⁾
100.9 m²
1086 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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www.orchardsestates.com



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.