

A photograph of a two-story stone house with a grey tiled roof. A large array of solar panels is installed on the left side of the roof. The house has several windows with white frames, some of which are new. A red door is visible on the left, and a dark green door is in the center. The house is set against a blue sky with some clouds.

Symonds
& Sampson

Braemar 27

Church Street, Winsham, Chard, Somerset

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Church Street

Winsham

Chard

Somerset TA20 4HY

A wonderfully quirky and surprisingly roomy character property with generous garden and garage / store, well-presented throughout and located in one of our most sought-after villages.



- Period terraced cottage in sought-after village
 - Close to a range of village amenities
 - Two spacious double bedrooms
 - Stone-built garage / store
 - Additional attached utility / store
 - Lovely enclosed garden plus shared courtyard area

Guide Price **£299,950**

Freehold

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THE PROPERTY

Situated close to the heart of this popular and picturesque village, this characterful period home is beautifully presented throughout and offers surprisingly spacious and well-proportioned accommodation. Enjoying a pleasant outlook to the front towards the parish church, the separate enclosed garden to the rear feels like a little oasis, offering a wonderful sense of privacy together with a leafy outlook. The useful stone outbuilding provides valuable additional storage and would be ideal for keeping bikes, garden equipment or even a vehicle.

ACCOMMODATION

Having been improved by the current owners, the accommodation very much retains its character and good room sizes typical of the era. An entrance lobby leads into a lovely front sitting room with attractive brick and stone fireplace housing a modern wood-burning stove. An opening leads through to the dining room, and there's the option here to possibly reinstate another open fireplace which is currently not in use. Beyond, a separate kitchen is fitted with a range of sage green units with spaces for an electric cooker, fridge freezer and dishwasher, and an attractive ceramic sink unit. On the first floor is a good size bathroom with electric shower over the bath and glass screen, pedestal wash hand basin and low level WC. The two double bedrooms are very generous, with one overlooking the pretty street scene to the front, and the other overlooking the rear.





OUTSIDE

To the rear, the property benefits from a right of way across the end of the terrace, providing access to its own attached stone-built garage/store. Currently used by the owners for vehicle storage, this versatile space could equally lend itself to use as a workshop, studio or hobby area, subject to any necessary consents and alterations.

The property has the benefit of a shared courtyard immediately behind the cottage, over which the neighbouring property enjoys shared rights of use. An attached utility/store provides further useful storage and benefits from power and light, together with plumbing and space for a washing machine and tumble dryer.



Beyond the courtyard, a shared footpath runs alongside, providing access for this property and neighbouring properties to their individual gardens. The property itself enjoys a particularly good-sized lawned garden with a lovely leafy outlook, including views towards the village church tower. The garden is fully enclosed by substantial fencing and attractive old stone walling, creating a private and pleasant outdoor space. There is a dedicated area for those wishing to grow their own fruit, vegetables or flowers, together with an adjoining timber summerhouse.

SITUATION

The property forms part of a picturesque street scene towards close to the centre of this attractive village. Winsham enjoys a

lovely setting in the heart of the South Somerset countryside, close to the borders of Devon and West Dorset, making it an excellent base from which to enjoy all that this particularly beautiful part of the country has to offer. Despite its rural surroundings, the village is well placed for access to the coast and enjoys good road connections via the A358, A30 and A303.

Winsham has a strong and active community, with a community run village shop and post office, primary school, church, village hall and playing fields, together with a good selection of local societies, clubs and social activities. The nearby country towns of Chard (4 miles), Crewkerne (6 miles) and Beaminster (8 miles) provide a wider range of everyday amenities and facilities, with Crewkerne



also offering a Waitrose supermarket and mainline railway station with services to London Waterloo. Winsham has won several regional awards for “village of the year and best small village”.

The stunning UNESCO Jurassic Coast is within easy reach, with the popular coastal resorts of Lyme Regis, Charmouth and West Bay all around half an hour's drive away. Here you can enjoy beautiful coastal walks, fossil hunting, fishing and swimming, together with a wealth of other outdoor pursuits.

Taunton, the county town, lies approximately 18 miles away and provides an extensive range of shopping, recreational and cultural facilities, together with access to the M5 motorway and a mainline

railway service to London Paddington. Further leisure attractions in the surrounding area include the historic Forde Abbey, Cricket St Thomas Lakes and Gardens and Cricket St Thomas Golf Club. Whilst the nearby towns of Chard and Ilminster have a good range of facilities in their attractive town centres, and both lie within a short drive.

DIRECTIONS

What3words:///relocated.broker.retained

SERVICES

Mains electricity, water, drainage. Oil fired central heating.

Superfast broadband is available. There is mobile coverage in the area - please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band B

Whilst there are various planning applications within the village, they are not likely to have any material effect on this property or the views from it. All planning applications can be viewed on the Somerset council planning portal.

The property is located within the village's designated Conservation Area.

There may be CCTV or a similar system recording at the time of any viewings.

Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
100-120	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
1-10	G		
For energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Church Street, Winsham, Chard

Approximate Area = 923 sq ft / 85.7 sq m

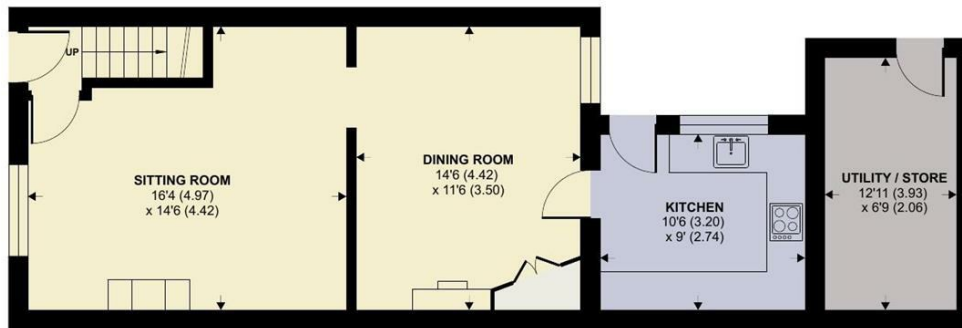
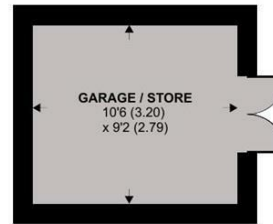
Outbuilding = 183 sq ft / 17 sq m

Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Symonds & Sampson. REF: 1498650



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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