

Symonds  
& Sampson

## 2 Wisteria Cottage

Tatworth, South Chard, Somerset



# 2 Wisteria Cottage

Tatworth  
South Chard  
Somerset TA20 2RT

Charming semi detached period cottage offering a wealth of character set in a central village location with good access to local amenities.



- Beautiful stone façade
- Wooden double glazed windows
  - Two reception rooms
  - Exposed floorboards
  - Attractive fireplaces
    - Village setting
- Nearby primary school
  - No onward chain

Guide Price **£325,000**

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

2 Wisteria Cottage is the quintessential village property built of stone elevations under a traditional slate roof. This picture-perfect home is beautifully framed from the lane side with low stone walling and an established wisteria spanning the full width of the cottage. We believe that the property was formally one residence and was separated from the adjoining cottage many years ago to form two individual dwellings. 2 Wisteria Cottage was then improved with a two storey extension which blends seamlessly into the original façade. This picturesque home includes an abundance of character features and quirks which one would hope for from a home of this period.

## ACCOMMODATION

The well appointed layout provides a pleasant formal arrangement with two attractive reception rooms. The dining room features a beautiful, tiled fireplace while the main sitting room enjoys a dual aspect with double doors leading out to an enclosed garden. For those colder evenings the main focal point is the woodburning stove. The kitchen has been fitted with a wide range of individual cottage style units including a butler sink and wooden work surfacing. There is a solid fuel oven, which has been left in situ for its attraction together with a conventional electric integral oven and space for additional white goods. To the first floor are three good size bedrooms and family

bathroom including a white suite with shower over the bath.

## OUTSIDE

From the lane a pillared gateway leads to the gable storm porch and a pretty brick paved front garden with mature shrubs and gated access to the garden. The enclosed garden sits besides the house and is mainly lawned with a paved seating area and garden shed. Outside water supply and light.

## SITUATION

The property forms part of an attractive street scene and is set opposite Tatworth Primary School. The village of Tatworth is some 3 miles to the southwest of Chard and 5 miles to the north of Axminster. The village offers a good range of local amenities, bus links, small supermarket/post office shop, public inn and church. Sporting facilities are available at the playing fields, including football and tennis. Chard caters for all daily needs with a choice of major supermarkets, smaller retailers, educational and leisure facilities and the traditional market town of Axminster benefits from an intercity rail service (London Waterloo). The county town of Taunton is some 16 miles to the north with access to the M5 motorway and the World Heritage Jurassic Coast is within 10 miles at Lyme Regis.

## DIRECTIONS

What3Words

///resorting.cobbled.edge

## SERVICES

Main electric, gas, water and drainage.

Superfast broadband available.

There is mobile network coverage in the area. Please refer to Ofcom's website.

## LOCAL AUTHORITY

South Somerset

Tel : 01935 462462

Council Tax Band D

## MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water. Please note that the property does not provide off road parking.





Energy Efficiency Rating		Current	Potential
Best energy efficient - lower energy costs			
A	92-100		83
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	31-38		
Worst energy efficient - higher energy costs			
England & Wales		ED Domestic	2009/10/10

## Wisteria Cottages, South Chard, Chard

Approximate Area = 1074 sq ft / 99.7 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Total = 1132 sq ft / 105 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1355925



Axm/RIS/20.10.25



01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
, Trinity Square,  
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**