

Symonds
& Sampson

11 Old Orchards
Chard, Somerset

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Chard

Somerset TA20 1NA

Combining the best of both worlds, this spacious bungalow enjoys a tranquil setting with generous gardens, while providing the convenience of town living and easy access to the scenic nature reserve just a short stroll away.



- Spacious detached bungalow
- Pleasant cul de sac position
- Within walking distance of the nature reserve and reservoir
 - Convenient for town
- Easy driving distance of Lyme Regis and the Jurassic Coastline
 - Corner plot gardens and double garage

Guide Price **£399,999**

Freehold

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THE PROPERTY

Significantly enhanced by the current owner, including recent redecorations, a new conservatory, and electric roller-shutter garage doors, this spacious detached bungalow presents an excellent opportunity for a new owner to enjoy low-maintenance, single-level living in a private, tucked-away location. Positioned on arguably the finest plot in the cul-de-sac, the property occupies just under a fifth of an acre, with gardens that wrap around the side and rear, offering a peaceful retreat for keen gardeners. Situated on the edge of town, the bungalow is conveniently close to local amenities, yet still provides easy access to scenic walks and nature, with a nearby reservoir and nature reserve. For those looking to embrace retirement life, the stunning Jurassic Coast is only a short drive away, offering the perfect seaside escape.

ACCOMMODATION

A convenient storm porch leads into a spacious hallway, offering plenty of storage with a coat cupboard, a linen cupboard, and an airing cupboard housing the hot water cylinder and shelving. To one side, a bright and airy living room flows through an archway into a separate formal dining area, which in turn opens via sliding double-glazed doors into a stunning UPVC conservatory overlooking the attractive gardens.

The generous kitchen/breakfast room provides ample space for informal dining and socialising. It features a range of modern fitted units with space for a dishwasher or washing machine, a gas or electric cooker, and an alcove for a freestanding fridge-freezer. An adjoining utility room, complete with a useful second sink unit, leads

out to the rear garden—ideal for laundry days. The utility also houses the gas boiler and plumbing for a washing machine or tumble dryer.

There are three spacious double bedrooms and a good size shower room serving them, while the master bedroom also benefits from a full en-suite bathroom. The two largest bedrooms enjoy particularly pleasant views over the gardens at the rear.

OUTSIDE

A driveway offers ample parking and leads to the adjoining double garage, which features two electric, remote-controlled roller shutter doors for added convenience. A rear door from the garage provides direct access to the gardens. The gardens extend mainly to the rear and side of the property and are thoughtfully landscaped with lawns, rockery, patio areas, and raised beds, complemented by ornamental trees and shrubs such as birch, holly, and other evergreens. An ornamental pond adds a charming focal point, and the gardens are fully enclosed with fencing, ensuring privacy and security.

SITUATION

This area of South Somerset lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive. Excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). Chard has plenty to offer including a well-respected Independent school, recently opened leisure centre / indoor swimming pool, high street banks, independent shops, three supermarkets and B&Q store. The

local reservoir and nature reserve lies withing walking distance of the property, popular with dog-walkers and nature lovers and perfect for those who want a slice of the countryside on their doorstep, alongside the convenience of town.

DIRECTIONS

What3words/////summer.patio.octagonal

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available, however the vendor does not currently use broadband and therefore it is not connected. There is mobile coverage in the area. Please refer to the Ofcom website for further information.

MATERIAL INFORMATION

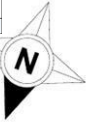
Somerset Council Tax Band E

The feature oak fire surround and freestanding electric fire are not included in the sale, and can be removed with minimal disruption. The hearth will remain ready for a new owner to have their own choice of fire surround / fireplace.

There are planning applications on the land east of Oaklands Avenue but there is unlikely to be any material impact on this property.



Energy Efficiency Rating	
Very energy efficient - lowest running costs	
A++ (92-100)	
A+ (89-91)	
A (86-88)	
B (83-85)	
C (81-82)	
D (78-80)	
E (75-77)	
F (73-74)	
G (71-72)	
Below minimum standard - highest running costs	
England & Wales	



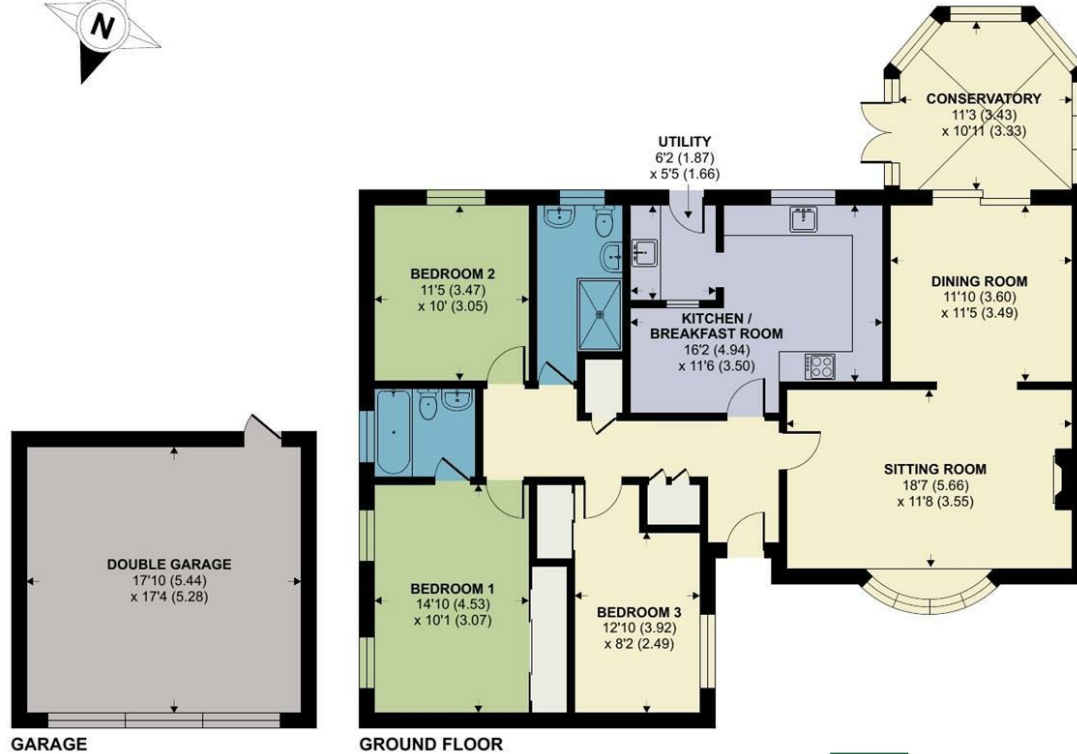
Old Orchards, Chard

Approximate Area = 1383 sq ft / 128.4 sq m

Garage = 309 sq ft / 28.7 sq m

Total = 1692 sq ft / 157.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1407464



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