



DERBYSHIRE'S
— *Estate Agents* —

Rose Cottage St. Margarets Lane, South Chard,
Chard, TA20 2RU

A must-see period home offering charm, practicality, and a sought-after village location. Early viewing is highly recommended to fully appreciate all that this chain-free property has to offer



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		England & Wales

- Sitting Room with Log Burner
 - Three Bedrooms
- Open Plan Kitchen Dining Room
 - Utility Room
 - Two Bathrooms
- Garage & Driveway Parking
- Low Maintenance Garden Space
 - Village Location
 - Move In Ready
 - Chain Free

Rose Cottage St. Margarets Lane, South Chard, Chard, TA20 2RU
£329,950

A DELIGHTFUL THREE-BEDROOM PERIOD COTTAGE

A delightful three-bedroom period cottage, beautifully presented and situated in the heart of Tatworth village. This charming home offers well-proportioned, flexible accommodation and is presented in move-in-ready condition, available to the market with no onward chain.

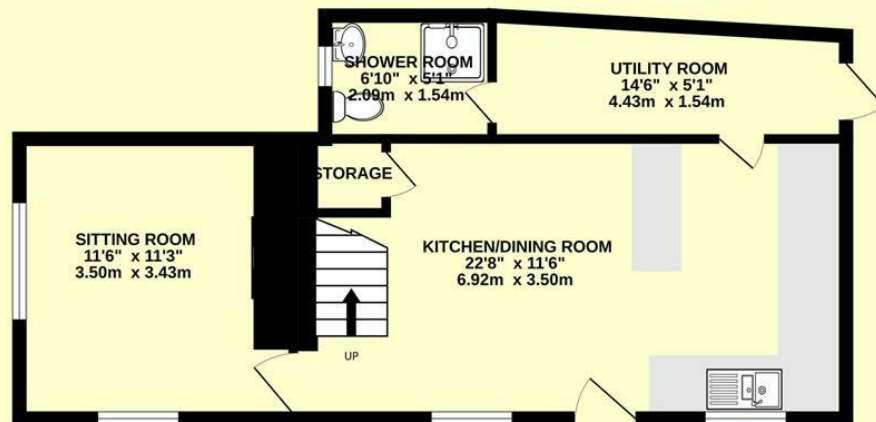
The ground floor centres around an open-plan kitchen and dining room, creating a fantastic space for everyday living and entertaining. From the dining area, characterful split-level stairs lead to the first floor, adding to the cottage's unique appeal. Additional ground-floor accommodation includes a cosy sitting room featuring a fireplace with log burner as a focal point, a useful utility room, and a convenient shower room. To the first floor are two generous

double bedrooms, a further single bedroom, and a family bathroom, providing comfortable accommodation for a range of buyers.

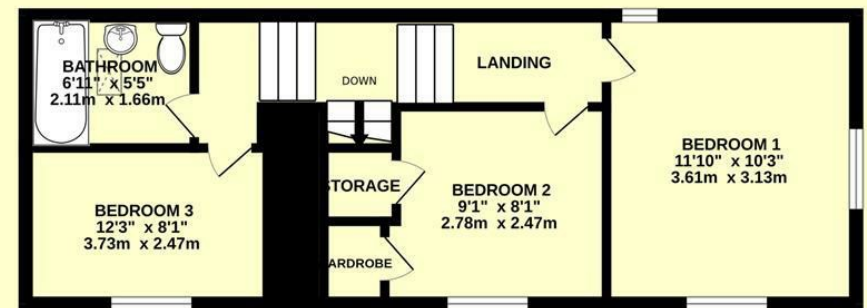
Externally, the property benefits from driveway parking and a garage, along with a low-maintenance courtyard garden ideal for outdoor seating and relaxation.

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GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



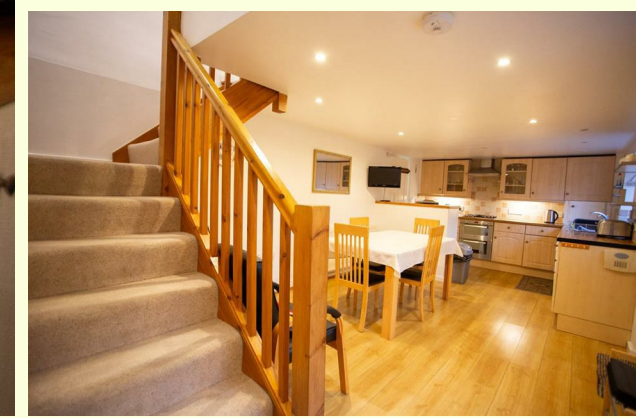
TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions -
From the Axminster Road turn into Waterlake Road and immediately right into School Lane. Proceed along School Lane just passed Tatworth Primary School where St Margarets Lane can be found on your right hand side.





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