



Symonds
& Sampson

Blue Cedars

Clayhanger Lane, Clayhanger, Chard, Somerset

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Chard

Somerset TA20 3BB

Merging the elegance of mid-century modern styling with contemporary comfort, this unique architect-designed split-level home rests on just under an acre of picturesque grounds with the most beautiful south-facing views.

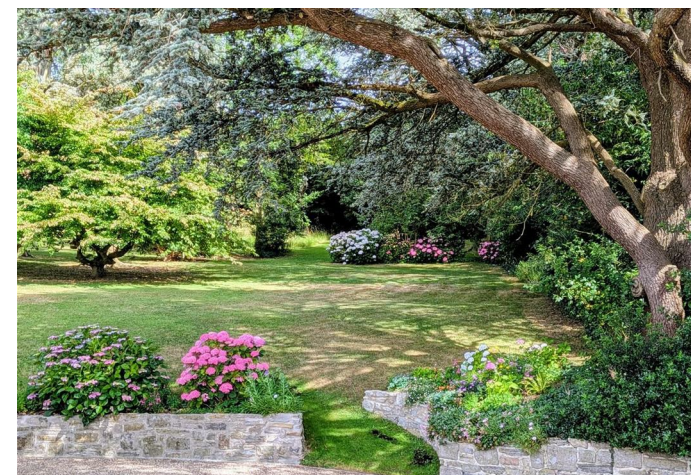


- Unique split-level residence set in 0.95 acres
 - Flexible and stylish accommodation
 - Four double bedrooms
 - Stunning countryside views
- Beautifully refurbished and immaculately presented
 - Idyllic rural position not far from good road links
- Beautiful Jurassic coastline within c.25 minutes drive

Guide Price **£775,000**

Freehold

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THE PROPERTY

Stylish, light, and beautifully airy throughout, the property benefits from numerous picture windows and skylights, thoughtfully positioned to maximise both the stunning setting and natural light. The flexible layout offers a superb balance between open-plan living and well-defined spaces.

In particular, those working from home, hosting visiting guests, or accommodating dependent relatives will appreciate the option of a guest suite upon entry, while the remaining principal bedrooms are privately situated on the western side of the property. The current vendors have totally transformed the accommodation with superb attention to detail, whilst remaining sympathetic to the original design and feel of the space.

Generously proportioned and arranged predominantly on a single level with minimal steps, the home comfortably suits families or those seeking multi-generational living, while also appealing to buyers downsizing from a larger property who still wish to retain space, privacy, and versatility.

The beautifully private, well designed and mature grounds are sure to appeal to keen gardeners, families, and nature enthusiasts alike.

ACCOMMODATION

The main entrance is located off the side driveway, where a bright and welcoming hallway sets the tone for this beautiful home. From here, a series of rooms on the east side of the property offer excellent potential to create a self-contained suite for guests or dependent relatives requiring their own private space. A comfortable double bedroom is currently arranged as a home office/study, enjoying soft easterly light and making it equally well suited as a hobby room or creative studio. Adjacent is a further generous double bedroom, which enjoys the first glimpses of the property's beautiful outlook and benefits from thoughtfully designed storage to maximise space. These rooms are served by a stylish contemporary shower room, fitted with a modern suite and neutral textured tiling, complemented by tongue-and-groove panelling that reflects the detailing in the entrance hall, which is filled with natural light from a large overhead skylight.

The principal living accommodation is positioned centrally within the home, with the stunning living room occupying a prime south-facing aspect. Large windows and a door opening onto the front patio frame the outstanding views, while a contemporary wood-burning stove provides a striking focal point during the cooler months. This room connects seamlessly to the hallway and dining area via double doors, creating an excellent sense of flow through the central living space.

The generous dining area features a tilt-and-turn door opening onto the rear patio, which the current owners note is particularly enjoyable in the summer months when the space can be opened fully onto the gardens to allow a cooling breeze. Steps lead up to a mezzanine half-landing, with fabulous angled feature window, where there are two further spacious double bedrooms and a stylish family bathroom.

Once again, the emphasis is on the outlook, with the principal bedroom enjoying dual-aspect windows and views to both the south and west. The second bedroom to the rear offers a peaceful setting overlooking the gardens.

The beautifully appointed kitchen also enjoys garden views and is arranged in an L-shape, allowing space for a breakfast table if desired. Abundant natural light is provided by feature windows and an electric Velux roof window with rain sensor. Sleek, softly coloured cabinetry is paired with limewashed-effect flooring, creating a timeless finish, complemented by quartz worktops with integrated drainer and sink. Appliances include a fridge freezer, double electric oven with combination microwave function, and an induction hob.

Adjoining the kitchen, the utility room offers direct access to the rear garden for everyday convenience and includes a secondary sink, extensive storage behind sliding doors, and housing for the central heating boiler.



OUTSIDE

The property occupies an exceptionally idyllic setting, with breathtaking southerly views across the rolling countryside of South Somerset to the front. Extending to approximately 0.95 acres (0.38 hectares), the grounds are thoughtfully designed to make the most of this prime position. Sun-soaked terraces at the front are planted with heat-loving shrubs and magnificent wisteria, creating inviting, sheltered spaces to relax and enjoy the garden, protected from northerly winds.

Approached via a country lane, the property is accessed over a right of way leading to private electric timber gates. These open onto a generous, level driveway offering ample parking and turning space, as well as access to the integral garage, which is equipped with an electric roller-shutter door, power, lighting, and a convenient internal door to the utility room. Adjoining the driveway is a useful woodstore.

To the rear, the gently sloping grounds feature sweeping lawns and an impressive collection of specimen trees, including Persian ironwood, liquidambar, eucalyptus, and the cedar trees from which the property takes its name. Naturalistic planting schemes are complemented by seasonal bulbs and flowers such as snowdrops, bluebells, crocuses, primroses, and camassia. For those with a passion for gardening or homegrown produce, there are newly planted fruit trees including apple, miracot, plum, and mulberry, alongside crab apple, rowan, and pink hawthorn, which also attract local wildlife. A discreet area is set aside for composting and leaf mould.

A substantial timber studio or hobby room—currently used as a pottery workshop—is positioned to one side, while a dedicated working garden area includes a potting bench, storage shed, greenhouse, and cold frame, bordered by raised beds planted with native flowers and adjoining raspberry canes.

Closer to the property, a sheltered patio provides an ideal space for entertaining, seamlessly connected to the interior via large doors from the dining room.





SITUATION

Clayhanger is a small hamlet located near to the village of Combe St Nicholas. Despite its rural position, within a few minutes' drive you have excellent road links via the A358 to the M5, and the A303 / A30. There are mainline stations at Taunton, Axminster and Crewkerne. The beautiful Jurassic coastline of Dorset is only c.25 minutes drive to the south.

The nearby village of Combe St Nicholas is set in lovely countryside not far from the Blackdown Hills, an Area of Outstanding Natural Beauty with its miles and miles of herepaths popular for walking, cycling and horse-riding. Approximately 3 miles from Chard and 6 miles from Ilminster, it has great accessibility to all of the day to day amenities you require. The village has a good sense of community and together with the nearby hamlet of Wadeford has a great deal of parish organisations including History group, Horticultural society, short mat bowls, weekly village café in the village hall, various groups, and Gala association that organises lots of events and entertainments.

There are an excellent range of state and independent schools locally, most notably Colyton Grammar School, Chard Independent School, and further afield there are several private options at Taunton and Wellington, Kings at Bruton at Millfield School, Street. Many offer private bus services in the area.



DIRECTIONS

What3words/////bookshelf.slowly.magma

SERVICES

Mains electricity and water are connected. Private drainage via Septic tank. Oil fired central heating.

Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council Tax Band E

As is common in this area the mineral / mining rights are excepted from the title, and there may be a chancel repair liability. Also, there are also some covenants in place, one of which is to protect some of the original mature trees, which cannot be felled without consent of the neighbouring property. Please ask the office for further information.

Planning permission was granted in 2002 for erection of another garage adjoining the driveway, but this was never followed through.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Wadeford, Chard

Approximate Area = 1841 sq ft / 171 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1453390



ILM/AJW/300426



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