



Symonds
& Sampson

Crossways Cottage

South Chard, Chard, Somerset

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South Chard
Chard

Somerset TA20 2PS

With its blend of period features, tasteful modernisation, and pretty setting, this distinctive property offers a rare combination of character and convenience just moments from the village amenities and excellent road links to Axminster and Chard.



- Characterful Semi-detached cottage
- Living room with adjoining dining area
- Gated driveway with parking for up to four cars
 - Double garage



Guide Price **£420,000**

Freehold

Axminster Sales
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THE PROPERTY

Nestled along the Lane in South Chard is a property full of surprises. From the moment you arrive, it's clear this is no ordinary home. A pathway leads to the front door, hinting at the unique and characterful interiors beyond. Deceptively spacious and full of personality, the property extends to 1566 sq ft of accommodation including the double garage, every corner of this remarkable home exudes warmth, craftsmanship, and individuality, with exposed stone walls, solid oak doors, and an abundance of charm throughout.

ACCOMMODATION

Step into the entrance hall as it is a perfect introduction to this unique home. The accommodation includes a modern fitted kitchen which has space for white goods and views across the front garden. The sitting room opens out into the dining area which has glazed double doors into the conservatory with wide garden views, enjoying a delightful south - easterly facing aspect. To complete the ground floor accommodation, you have a modern shower room with additional cloakroom, while further along the hallway you will find a bedroom that is currently being used as a study. To the first floor there are two double bedrooms with good under eaves storage and windows to the rear aspect that overlook the garden.

OUTSIDE

The plot amounts to just under 0.2 acre with the garden being laid to well-tended lawns bordered by shrubs and trees. Timber fencing and a five-bar gate enclose the garden to the rear and a stone wall to the front. There is also a detached double garage with electric door and storage above. A patio is perfectly placed to capture the setting sun, which makes a perfect spot for quiet relaxation.

LOCAL AUTHORITY

South Somerset Council, Tel : 01935 462462 Council Tax Band D.

SITUATION

The village of South Chard and 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.

SERVICES

All mains services connected.
Broadband: Superfast available
Mobile network coverage: Mobile coverage is available in the area, please refer to Ofcom's website for further details. Source- Ofcom.org

DIRECTIONS

<https://w3w.co/pardon.sampling.procures>
The driveway can be found behind the property. At the crossroads turn into Stockham lane. Turn into the first driveway on the left where the entrance to the parking can be found towards the end of the lane on the left.

MATERIAL INFORMATION

- 1.) The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk
- 2.) The vendors will be buying on



