

The logo for Symonds & Sampson is located in the top right corner. It consists of the company name in a white, sans-serif font on a dark green rectangular background. A thin yellow horizontal line is positioned below the text.

Symonds  
& Sampson

The main image shows a two-story semi-detached house with a light-colored, textured exterior and a dark tiled roof. The house features a prominent chimney on the left side and a gabled roofline. A large, lush garden with various flowers, including lilies and purple flowers, is in the foreground. The sky is blue with scattered white clouds. The house is situated on a slight incline, and a paved area is visible to the right.

# Buttle Cottage

Knight Shute Lane, Combe St. Nicholas, Chard, Somerset

# Buttle Cottage

Knight Shute Lane  
Combe St. Nicholas  
Chard  
Somerset TA20 3LX

Offering well-presented and practical living space with some charm and character thrown in, this unexpectedly spacious detached cottage is set within pretty gardens, and just a short stroll from the village green.



- Extended detached cottage
- In the heart of the pretty village centre
- Beautifully presented throughout
- Light and airy accommodation
- Large reception hall / family room
- Spacious and practical layout
- Garage, driveway and mature gardens

Guide Price **£425,000**

Freehold

Iminster Sales  
01460 200790  
[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)



## THE PROPERTY

This attractive cottage will appeal to a wide range of buyers at different stages of life. Whether you are seeking a practical, spacious family home or looking to downsize to a more manageable character property, it offers an excellent balance of traditional charm and modern comfort. Having been extended and significantly improved by the current owners, it is ready to move into and enjoy all that this sought after village offers, right from the outset.





## ACCOMMODATION

Upon entering the cottage through the front door, you are welcomed into a spacious and versatile reception hall, offering ample room for a variety of uses. Stairs rise to the first floor, and a deep storage cupboard provides practical space for coats and shoes. This generous area could easily serve as a study, family room, or playroom. To one side is a charming separate sitting room featuring a fireplace, exposed ceiling beams, and attractive window seats that enhance the cottage's character.

To the rear of the property is an impressive dining room, complete with underfloor heating and a tiled floor that extends seamlessly into the kitchen. Bi-fold doors flood the space with natural light and open onto the patio, creating a pleasant connection to the beautifully maintained garden. Larger than typically found in a cottage, this extended dining area comfortably accommodates a substantial dining table along with additional furniture such as a dresser. An open

passageway links the dining room to the kitchen, creating a sense of open-plan living while retaining distinct spaces.

The kitchen is stylishly fitted and exceptionally well maintained, featuring contemporary white wall and base units, including deep pan drawers and a pull-out larder. Worktops incorporate a one-and-a-half bowl Astracast composite sink with drainer. There is space for a freestanding fridge-freezer, along with plumbing and space for a dishwasher. A dedicated area is designed to accommodate an electric range cooker, which may be available by separate negotiation. Adjoining the kitchen is a practical utility room with an additional sink, matching cabinetry, and space for both a washing machine and tumble dryer. A convenient cloakroom completes the ground floor accommodation.

Beyond the kitchen is a separate lobby or boiler room, providing access to the rear garden and housing the oil-fired Grant central heating boiler.

The first floor comprises three beautifully presented bedrooms and a family bathroom. The principal bedroom is surprisingly spacious for a cottage, benefiting from dual-aspect windows that provide abundant natural light and attractive views across the village. It also enjoys the convenience of an en-suite shower room, while a door in one corner leads to a useful under-eaves storage area, which also houses the hot water cylinder.

The second bedroom is a delightful double room with dual-aspect windows overlooking the garden, while the third bedroom is L-shaped and offers generous accommodation as a single room.

Completing the first floor is a well-appointed family bathroom, fitted with a modern white suite comprising a panelled bath with central taps and shower above, a concealed-cistern WC, a vanity wash basin, and neutral tiling enhanced by an attractive mosaic border.



## OUTSIDE

To one side of the property, a tarmac driveway provides off-road parking and access to a modern single garage of solid construction. The garage benefits from an electric roller shutter door, a UPVC double-glazed side window, and a pedestrian door opening directly into the garden. Beyond the garage is an additional hardstanding area that accommodates the oil tank. The property also includes a timber garden shed and a greenhouse.

The gardens have been thoughtfully landscaped across several attractive terraced levels, featuring well-maintained lawns bordered by colourful flower beds and a rockery. A variety of mature shrubs and herbaceous planting provide year-round interest and structure, with retaining walls creating definition between the different levels. Close to the house, a patio seating area offers an ideal space for outdoor entertaining and can be accessed directly from both the dining room via the bi-fold doors and the rear lobby.

In addition, the cottage ownership extends to the area of grassland situated opposite the driveway alongside the village stream.

## SITUATION

### DIRECTIONS

What3words/////albatross.singers.sudden

### SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

## MATERIAL INFORMATION

Somerset Council Tax Band D

The property is located within the village's designated Conservation Area.

Please note, for search purposes the property is owned over two separate title numbers, which the office will be happy to provide.

Energy Efficiency Rating	
Current	Potential
 Current: <b>B</b> (81)	Potential: <b>C</b> (68)
<small>           Energy efficiency class (lower ranking score)            A: 92-100            B: 81-91            C: 69-80            D: 55-68            E: 39-54            F: 21-38            G: 1-20            100 = Most efficient (lowest ranking score)            1 = Least efficient (highest ranking score)         </small>	
<small>           England &amp; Wales            EPC Directive            2002/91/EC         </small>	

## Combe St. Nicholas, Chard

Approximate Area = 1408 sq ft / 130.8 sq m

Garage = 183 sq ft / 17 sq m

Total = 1591 sq ft / 147.8 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. Symonds & Sampson. Produced for Symonds & Sampson. REF: 1477950



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01460 200790

ilminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 21, East Street,  
 Ilminster, Somerset TA19 0AN



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