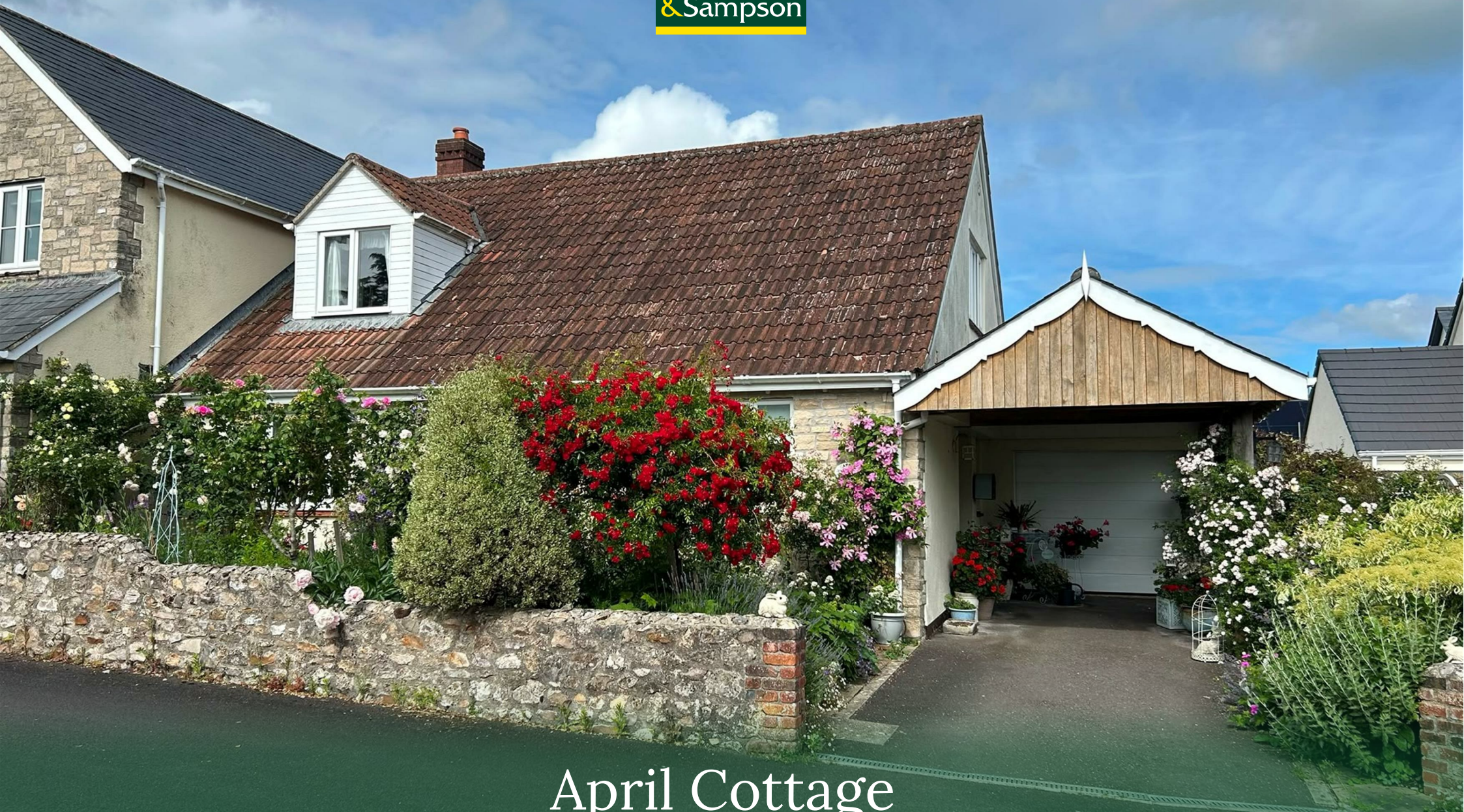


Symonds
& Sampson



April Cottage

7 Court Farm Close, Winsham, Chard, Somerset

April Cottage

Court Farm Close, Winsham
Chard, Somerset
TA20 4JY

A very spacious country home offering well planned accommodation and enjoying an attractive cul-de-sac location within this highly sought after village. No onward chain.



- Excellent village setting
- Stunning cottage gardens
- Generous room sizes
- Kitchen with utility room
- Three double bedrooms
 - Two bathrooms
- Oil fired central heating
- Extensive double glazing

Guide Price **£375,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Constructed at the turn of the century April cottage forms part of a private cul-de-sac of just eight properties close to the village centre. The property combines stone faced and rendered elevations under a traditional tiled roof with a low walled front garden which makes for a pretty cottage style façade. The impressive dimensions and flexibility of rooms means that occupants can easily create a downstairs bedroom in the current dining room and benefit from future proofing your move. Each room has been tastefully decorated, and the gardens have been beautifully planted for year round interest and colour. The garage has been sub divided to provide additional storage to the rear and a garage area with electric up and over door.

ACCOMMODATION

To the ground floor is an extensive sitting room with double doors leading out to the garden and an attractive fireplace with an electric easy maintenance woodburning stove-style heater for providing instant heat and a lovely focal point. The kitchen also enjoys the same aspect and is fitted with a good range of units, along with an integral oven and an adjoining utility room with additional sink, units and space for further appliances. There is a spacious bathroom featuring a white suite on the opposite side of the entrance hall and the separate dining room/third bedroom. To the first floor are two excellent double bedrooms and a further bathroom.

OUTSIDE

The beautiful, attended gardens are a real feature to this home and

have been carefully designed and planted. Both the front and rear gardens feature well stocked borders with a wide variety of shrubs and seasonal flowers including an outstanding display of scented roses. From the roadside the driveway leads to the carport and garage. Gated access to the rear garden where you will find a delightful patio spanning the width of the property along with a small lawned garden, greenhouse, and numerous garden stores.

SITUATION

Winsham is set in the heart of the South Somerset countryside and near to the Devon and West Dorset borders. It's the ideal base to enjoy everything this beautiful part of the countryside has to offer - not far from the coast, and yet within easy reach of good road links via the A358, A30 and A303. Winsham has a thriving community with a village shop/post office, primary school, church, a village pub and village hall, playing fields and many local social societies and clubs. A bus service run through the village Monday to Saturday.

It is well placed for access to the nearby country towns of Chard (4 miles), Beaminster (8 miles) and Crewkerne (6 miles) with a Waitrose super market and mainline station on the London Waterloo line. Each town offers a wider range of day-to-day amenities and facilities and both have leisure centres with full sized swimming pools. The UNESCO Jurassic coast with the lovely resorts of Lyme Regis, Charmouth and West Bay are all within half an hour's drive, offering excellent opportunities for walking, fossil-hunting, fishing and swimming. The county town of Taunton (18 miles) offers a wider range of facilities and cultural activities, as well as a connection to the M5 and a mainline rail service to London

Paddington. Other leisure facilities in the district include Forde Abbey, Cricket St Thomas Lakes and Gardens and Cricket St Thomas Golf Club.

DIRECTIONS

What3Words
///plotting.stir.breeze

SERVICES

Mains electric, water and drainage.
Superfast broadband and mobile coverage are available in the area. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

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

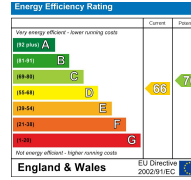
MATERIAL INFORMATION

The area around the property is at a low risk from flooding from rivers, seas and surface water. Construction of two detached houses beyond the eastern boundary are near completion.

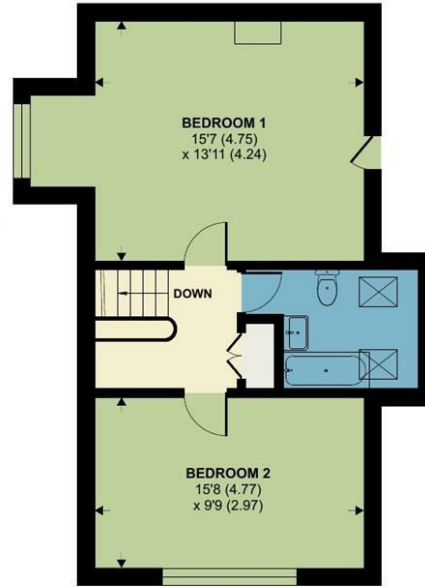


Winsham, Chard

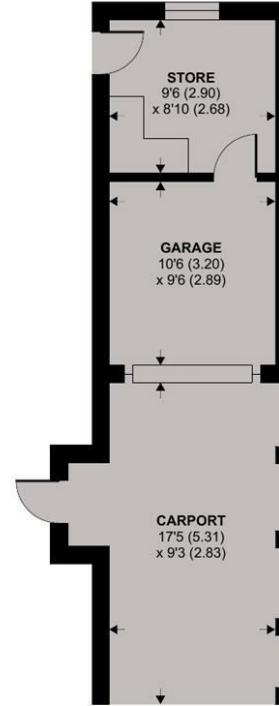
Approximate Area = 1417 sq ft / 131.6 sq m (excludes carport)
 Garage = 188 sq ft / 17.4 sq m
 Total = 1605 sq ft / 149 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1481253



Axm/RIS/16.6.26



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