

Paddock View
Winsham
Chard
Somerset
TA20 4ED

A well-presented detached three-bedroom dwelling together with a double garage, large adjoining private driveway, spacious gardens, workshop/storage building, and adjoining pasture paddock with its own separate access.

In all extending to 1.66 acres.

For sale by private treaty as a whole.

Carter Jonas







Location

Paddock View is situated within the attractive South Somerset village of Winsham. Winsham offers a village shop/ post office, primary school, church, playing field, and village hall. The village benefits from good road links with easy access to the A30 and A303 to the north, and the A358 to the west.

The nearby towns of Chard (about four miles away), Crewkerne (about six miles away), Axminster and Beaminster (both about eight miles away) offer a wider range of facilities. Crewkerne also offers trains to London Waterloo. The Somerset County Town of Taunton (about 18 miles away) offers a wider range of facilities, as well as a connection to the M5 motorway and a mainline rail service to London Paddington.

The Jurassic coast is also within easy reach with Lyme Regis, Charmouth, and West Bay all within about half an hour's drive, offering excellent walking, water sports, fossil-hunting, fishing and swimming opportunities.

Paddock View

Paddock View comprises a detached L-shaped dwelling of local stone and partially rendered elevations with brick quoins and reveals all under a tiled roof.

The accommodation comprises front door to entrance hall with stairs to first floor (boiler within the cupboard beneath the stairs). Kitchen with electric oven and induction hob, fireplace (with flue lining ready for a wood burning stove) together with an adjoining dining room with double doors to the garden. Sitting room with double doors from the kitchen, Minster stone fireplace (currently capped off and sealed above the register plate), and double doors to the driveway. Shower room with WC. Double bedroom. On the first floor is the principal double bedroom, family bathroom, landing with storage cupboards, and further double bedroom with adjoining study area/dressing room.

Under the current ownership, the property has undergone a program of extensive updating, including substantial rewiring and increased insulation. It has been re-plumbed and a new oil-fired boiler installed. There is underfloor heating throughout most of downstairs, with zoned heating controls.

The property benefits from a private tarmac drive from the road to the east, which leads to a spacious courtyard with double garage. Above the garage is a loft for storage, with a utility space to the side. Adjoining the driveway is a patio area with pergola and further enclosed garden area adjoining.

To the rear of the property is a fenced lawned garden with further adjoining vegetable garden with greenhouse and raised beds. Adjoining the vegetable garden is a timber framed workshop with concrete floor and adjoining lean-to. This benefits from separate gated access from the road to the south of the property which also services the paddock.

There is a gently sloping pasture paddock running to the west of the property. This extends to just over one acre. In all, Paddock View extends to 1.66 acres.















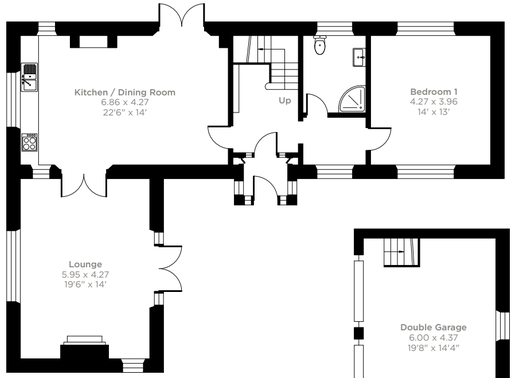




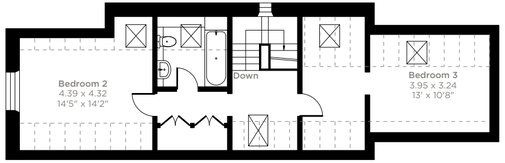
Floorplan

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Approximate Area:
1487 sq ft / 138.1 sq m



Ground Floor



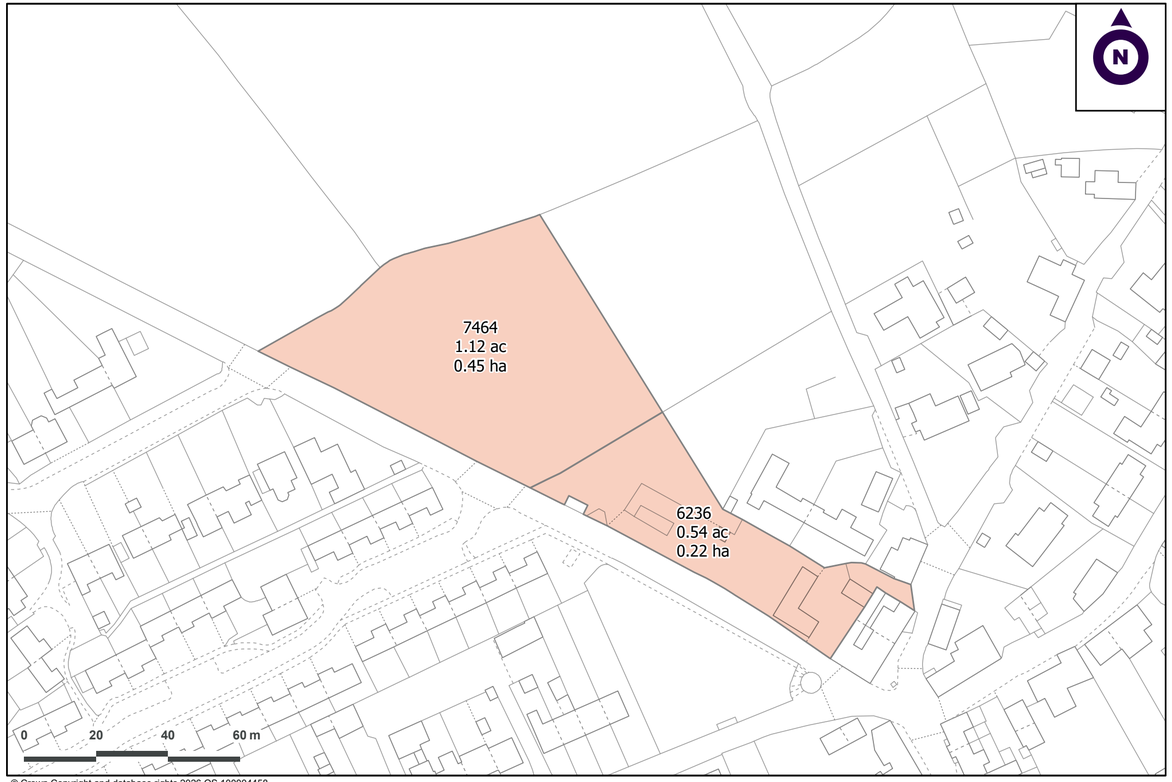
First Floor

Denotes restricted head height



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances and other features are approximate only.





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Method of Sale

The property is offered for sale by private treaty with a guide price of £775,000.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Covenants

The land will be sold subject to a covenant to use it for agricultural/equestrian/horticultural/forestry uses and uses ancillary to the use of Paddock View as a dwellinghouse.

Services

The property is serviced by mains water, drainage, and electricity. Heating comprises underfloor heating on the ground floor and radiators on the first floor, from an oil-fired boiler. The pipework has been installed ready for an air-source heat pump if desired.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

EPC Ratings

The property has a current EPC rating of D. However, the vendors have been advised that the addition of 2.5kW of solar photovoltaic panels has the potential to bring the EPC rating up to a rating of C.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.

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Taunton

07920418287 | jack.mitchell@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London W1G 0BG

carterjonas.co.uk
Offices throughout the UK

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