

CHAFFCOMBE

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CHARD





Newlands Farm Chaffcombe, Chard, TA20 4BS

Ilminster 4.4miles Lyme Regis 13.9miles

 2
  4
  2
  154.4 sqm

A unique and exciting opportunity to acquire this equestrian set-up including a 4 bedroom detached home, 4.5 acres of land, stabling, tack room, parking and garage in a tucked away position on the outskirts of the popular village of Chaffcombe.

Freehold Guide Price £900,000

DESCRIPTION

An attractive, well-proportioned and conveniently situated four-bedroom detached house with parking, garage stabling and occupying grounds extending to more than 4 and a half acres. In brief the property comprises an entrance hall, kitchen/dining room, sitting room, utility, WC and dining room to the ground floor and four bedrooms (one ensuite) and a family bathroom to the first floor.

The well-equipped kitchen/dining room with recently upgraded Granite worktops is the heart of the home with views to front and rear and ample room for a large dining table. It's a wonderful space for socialising and on a practical level, has direct access into the good size utility with WC beyond.

The full depth, triple aspect sitting room is the perfect setting for relaxing throughout the seasons, with French doors seamlessly uniting inside with out and a brick surround fireplace offering an attractive focal point and great source of heat.

The dining room, which makes up the remainder of the ground floor, will be of particular note for those who enjoy more formal entertaining. All the bedrooms are generously proportioned with the master having the luxury of its own ensuite. The remaining three bedrooms are serviced by the family bathroom.



Newlands Farm will ideally suit those with equestrian needs and would also work well for families and those looking for a taste of 'the good life'. Its setting, views and land are a rare find and we would strongly encourage you to view to fully appreciate all it has to offer.

OUTSIDE

There property is approached by a gravel driveway giving access to a parking and the garage/workshop. The gardens can be found to the rear and is laid to sweeping lawns, an outside terrace and further complemented by colourful flora, mature shrubs and fruit trees. Its remarkably private and a great setting for alfresco dining and enjoying with family and friends.

Stable Yard - Set up by the current owners, the wonderfully equipped stable yard includes four loose boxes with auto drinkers, plus reinforced insulated tack room, professionally installed CCTV and a security alarm linked to the house. There are ample sockets and lighting in the boxes and yard, with hot water available. There is a large area of fenced and gated hard standing.

Paddocks – The grounds extend to more than 4.5 acres and in main comprise of four good sized paddocks with electric fencing. There are auto refill troughs to each, stoned gateways and a high degree of shelter from numerous mature trees.

SITUATION

The nearby village of Chaffcombe is a highly regarded rural village, surrounded by beautiful Somerset countryside yet is within easy reach of the amenities in Chard, which include a choice of supermarkets, independent retailers and high street shops. Within the village there is a strong community spirit with an active village hall and church. The active town of Crewkerne is nearby and provides a Waitrose store.

Chard Equestrian a renowned event centre, nearby providing several equestrian facilities including multiple all-weather arenas, dressage, show jumping, cross country and stables. They hold events, Juniors and Seniors including unaffiliated events and British Showjumping events. Transport links are excellent, with almost direct access to the A30, this links to the A303 trunk road within easy reach to the north and mainline stations in Crewkerne and Axminster offering regular services to London (Waterloo) and Exeter, and a wide range of destinations available from Taunton, including London (Paddington), Bristol and Birmingham.

SERVICES & OUTGOINGS

Services - Mains electric. Private water (borehole on Newlands Farm) and drainage treatment systems (tank in neighbours



property) both shared with next door. Oil-fired central heating

Council Tax: Somerset Council—Band E

DIRECTIONS

What3words:///monkeys.tram.prefects

From Chard head out on the A30 East. After about a mile turn left down a no through road and the property is on your right

ADDITIONAL INFORMATION

Broadband: FTTC— broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

www.gth.net

Chaffcombe, Chard, Somerset, TA20 4BS

Approximate Area = 1663 sq ft / 154.4 sq m (excludes store)

Limited Use Area(s) = 52 sq ft / 4.8 sq m

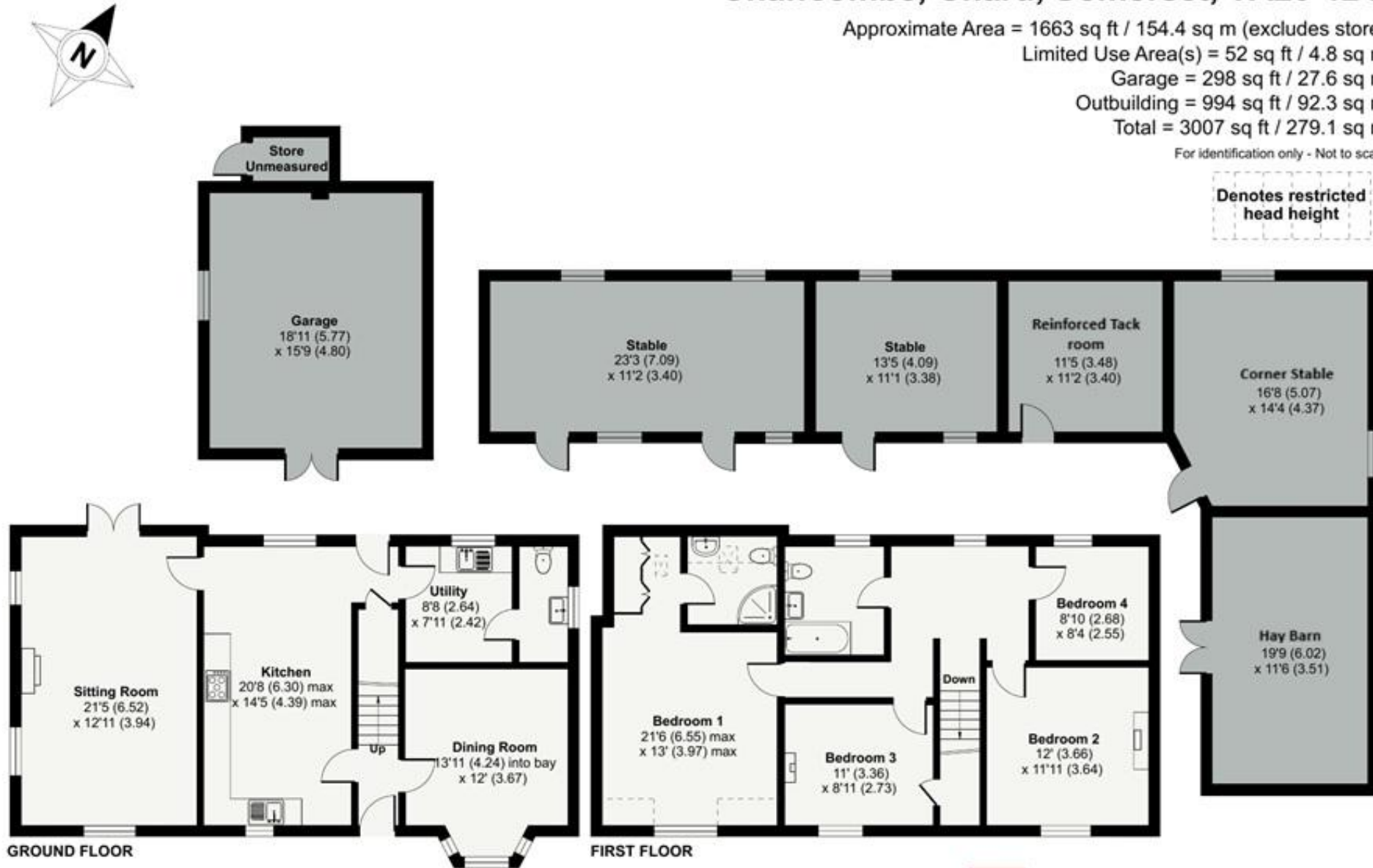
Garage = 298 sq ft / 27.6 sq m

Outbuilding = 994 sq ft / 92.3 sq m

Total = 3007 sq ft / 279.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Greenslade Taylor Hunt. REF: 1289557



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (90-100)		
B (81-90)		
C (69-81)		
D (55-69)		
E (49-55)		
F (45-49)		
G (35-45)		
Not energy efficient - higher running costs		
England, Scotland & Wales	76	61
EU Directive 2002/91/EC		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

