

gth



BLANDA HOUSE

Chaffcombe - Chard - Somerset



BLANDA HOUSE

Chaffcombe - Chard - Somerset - TA20 4BJ



A fabulous detached house built in early Victorian times (not Listed). Large 5 bedroom accommodation in addition to a self contained 1 bedroom flat above the original stables. Very private location, mature grounds extending to 4.33 acres.

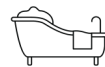
Freehold Guide Price £1,350,000



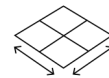
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5



3



394 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 22 Princes Street, Yeovil, BA20 1EQ

Tel: 01935 415300 Email: residential.Yeovil@gth.net

INTRODUCTION

Blanda House represents a rare opportunity to acquire a substantial and characterful country home in a private yet highly convenient village setting, offering space, versatility, and an exceptional lifestyle environment.

DESCRIPTION

Blanda House is a charming early Victorian detached residence, and notably not listed. The house occupies a wonderfully private position within the highly sought-after village of Chaffcombe and is approached via a long driveway, creating an immediate sense of seclusion and arrival.

The property enjoys a peaceful rural setting adjoining open farmland, with the village church nearby, further enhancing its country appeal.

The accommodation is both light and elegantly proportioned, with characteristically high ceilings and a natural sense of space throughout.

The house offers generous and versatile living, perfectly suited to modern lifestyles while retaining its period charm. The heart of the home is undoubtedly the kitchen/breakfast room, a welcoming and sociable space designed for everyday family life as well as entertaining.

The main house provides extensive accommodation, including five well-proportioned bedrooms arranged over two floors. Of particular note, the second floor has been dedicated entirely to a principal bedroom suite, creating a superb private retreat with elevated views across the surrounding grounds and countryside.



The overall layout offers flexibility and comfort, making it equally suitable for families, those working from home, or buyers seeking a country residence with character and scale.

In addition to the main house is a detached former stable block, which incorporates a garage and workshop. Above this building is a self-contained one-bedroom flat. This space is ideal for extended family and guests, and adds versatility to the property as a whole.



OUTSIDE

Blanda House is set within superb mature gardens and grounds extending to approximately 4.33 acres.

The grounds are a particular feature of the property, with a wide variety of established trees and planting creating both privacy and seasonal interest.

The setting offers ample space for children, pets, and outdoor pursuits, making it an ideal family environment as well as a peaceful retreat.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil fired central heating. Septic tank.

Council Tax: Somerset Council—Band G—Blanda House

Council Tax: Somerset Council—Band A—Stable Loft

SITUATION

The property is well located for access to nearby towns, with Chard approximately 2 miles away and Ilminster around 4 miles distant. Both towns provide a wide range of everyday amenities, including supermarkets, independent shops, educational establishments, and leisure facilities.

Crewkerne, also within easy reach, offers a mainline railway station with direct services to London Waterloo, while the A303 and M5 motorway are both readily accessible, ensuring excellent connectivity.

The area is particularly well served by reputable schools, including Perrott Hill Preparatory School nearby, as well as Hazlegrove, Sherborne, and the Taunton schools, all of which are within comfortable reach.

DIRECTIONS

What3words:///equipping.surprises.staring

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast full fibre broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via Three. 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

Right of Way: Please note that the Church car park is accessed from the initial section of the drive.

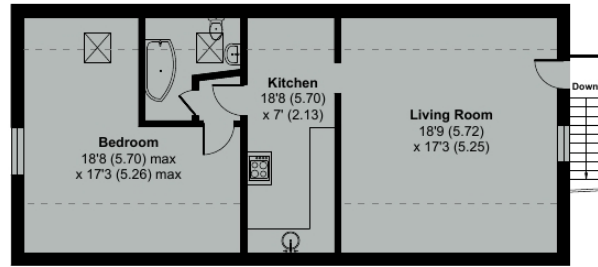




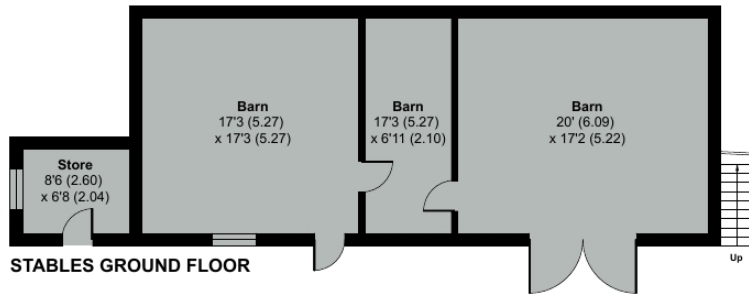
Blanda House, Chaffcombe, Chard, TA20 4BJ

Approximate Area = 4241 sq ft / 394 sq m
 Limited Use Area (s) = 246 sq ft / 22.8 sq m
 Stables = 1381 sq ft / 128.2 sq m
 Total = 5868 sq ft / 545 sq m

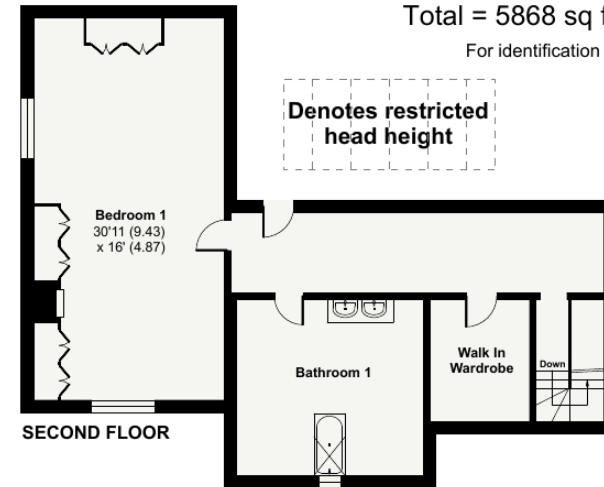
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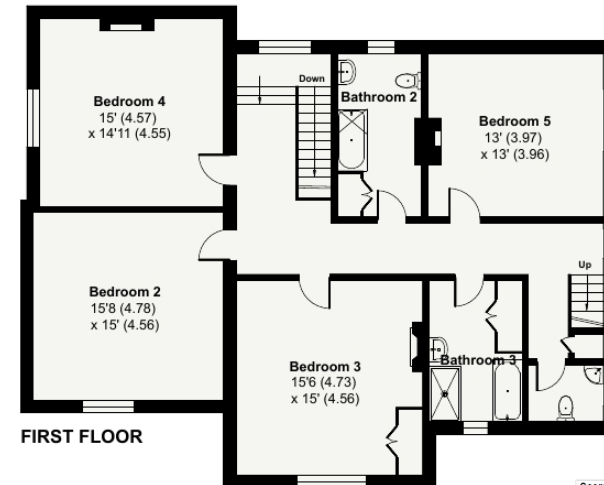
STABLES FIRST FLOOR



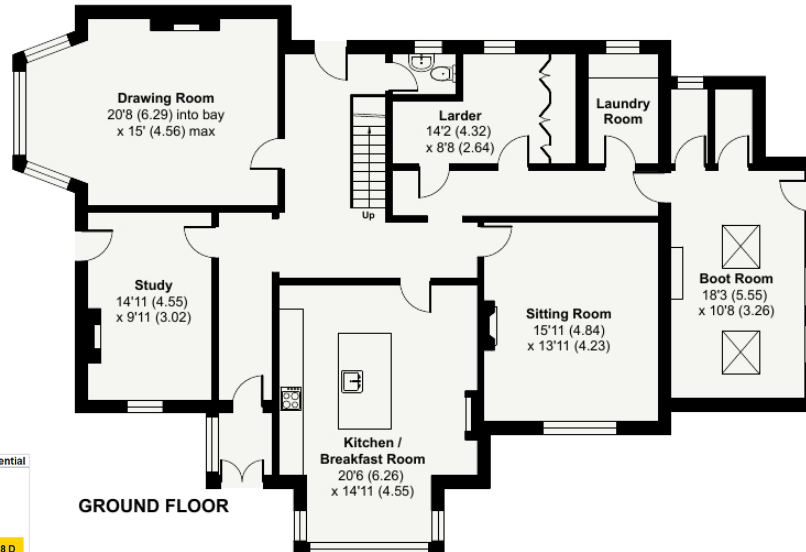
STABLES GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

STABLE LOFT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	17 G	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Greenslade Taylor Hunt. REF: 1458944



BLANDA HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	68 D	

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.

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