

WHITEGATE

gth

FORTON, CHARD





Lansing

Whitegate, Chard, Somerset TA20 4HQ

Axminster 7 miles; Lyme Regis 10 miles

1 4 3 193 sq m

An attractive and well located Detached Chalet Bungalow set in gardens and grounds of just over 2.36 Acres enjoying far reaching views and within easy reach of local amenities, open countryside and the Jurassic coast.

Freehold Guide Price £675,000

DESCRIPTION

Traditionally built with part brick and part rendered elevations set beneath a mainly tiled roof, the property has been updated and extended over time to create the comfortable and versatile home on offer today. The current layout provides a wide reception hall with stairs rising, cosy sitting room with wood burner and lovely triple aspect dining/family room with double door to the conservatory. The kitchen is well fitted with modern high gloss units and the remainder of the ground floor offers two generous double bedrooms and a shower room, together with a self-contained annexe suite of double bedroom with garden access and en-suite shower. There is a superb loft conversion at first floor level creating a master suite with far reaching views, lots of storage and a large bathroom. Double glazed throughout and with the benefit of oil fired central heating, this is a really versatile property with a superb rural outlook over its own garden and open countryside beyond.

OUTSIDE

The property is approached over a private lane with double gates leading to a wide tarmac driveway and parking area, together with a double garage with garden WC to the rear. The plot slopes gently



south west with extensive lawns, mature shrubs and trees, lots of Spring bulbs, vegetable beds and a small, fully fenced paddock. There is also a very useful workshop/studio building with water and power. The whole area extends to an estimated 2.36 acre.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected. Private drainage. Oil fired central heating.

Council Tax: Somerset Council—Band E.

SITUATION

The property enjoys an elevated position in a small rural hamlet on the Somerset/Dorset border with a south westerly aspect across its own grounds, the open countryside beyond and the neighbouring village of South Chard. Local amenities include a small supermarket, pub and primary school, with the nearby town of Chard catering for most day to day needs. There is an intercity rail service (London Waterloo) at Axminster or Crewkerne, both 7 miles distant and the World Heritage Jurassic Coast is within easy reach at Lyme Regis.

DIRECTIONS

What3words:///apparatus.lure.snacks

From Chard take the B3162 signposted Bridport and proceed through the hamlet of Forton. After exiting the village 'gateway' turn immediately right and continue uphill to the crossroads on the B3167. Turn right and after about ¼ mile turn left into a private road and Lansing is immediately on the left.

ADDITIONAL INFORMATION

Broadband: FTTC—Superfast 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.

1 High Street, Chard, Somerset TA20 1QF

Email: residential.chard@gth.net

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GREENSLADE TAYLOR HUNT
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Lansing Whitegate, Forton, Chard, TA20 4HQ

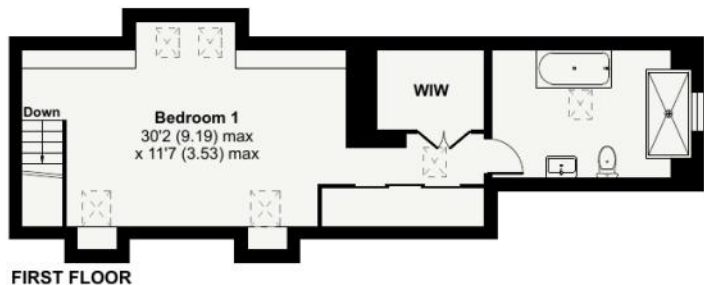
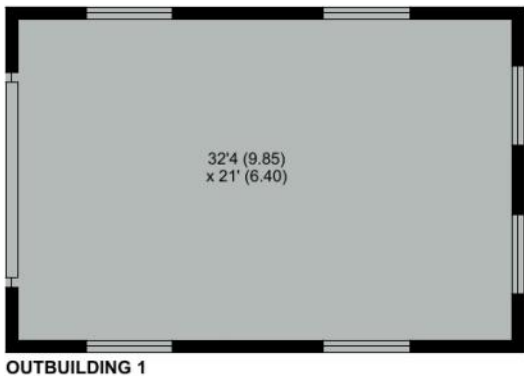
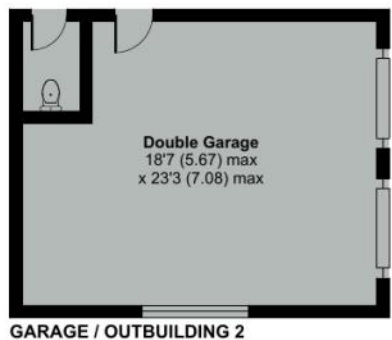
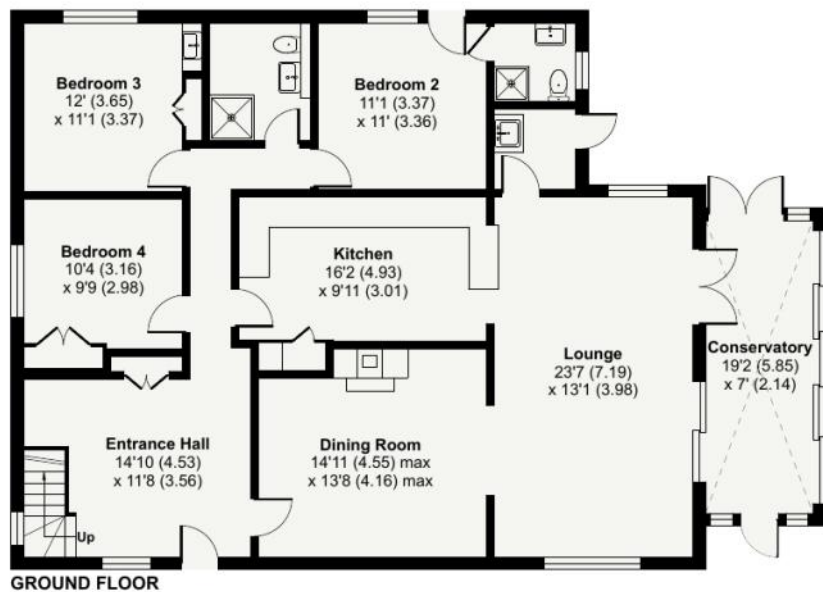
Approximate Area = 2081 sq ft / 193.3 sq m

Garage = 401 sq ft / 37.2 sq m

Outbuildings = 701 sq ft / 65.1 sq m

Total = 3183 sq ft / 295.6 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). © nitchecom 2025. Produced for Greenslade Taylor Hunt. REF: 1267195



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.

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