




Fosseway House

Winsham, Chard

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A charming home with detached cottage, nestled in approx. 9 acres of pretty grounds, in a picturesque rural setting

A four-bedroom detached period house with flexible accommodation and attractive neutral décor, in a rural Somerset position near the historic market town of Chard. Set within 9.8 acres of extensive grounds, the property offers far-reaching views towards the rolling fields beyond and has potential for multi-generational living or rental income from its three-bedroom detached cottage.



7 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



GARAGE/WORKSHOP



9.8 ACRES



FREEHOLD



RURAL



3,691 SQ FT MAIN HOUSE + COTTAGE



GUIDE PRICE £1,100,000



The property

Fosseway House is a characterful detached four-bedroom country house, offering over 2,500 sq ft of well-presented accommodation. The property is situated in an idyllic position approx. four miles from the historic town of Chard. Further accommodation is offered with the detached three-bedroom cottage, ideal for multi-generational living or rental income.

There are three main reception rooms on the ground floor of the primary residence, including the sitting room with its southwest-facing bay window and handsome fireplace. Double doors connect the sitting room to the large, airy dining room, which benefits from dual aspect, including two sets of French doors opening onto the garden. There is a comfortable family room, which has a fireplace fitted with a logburner and welcomes plenty of natural light through its bay window. Additional ground floor living space includes the fourth bedroom, currently used as a study, with an adjoining shower room. The kitchen has fitted units to base and wall level, space for all the

necessary appliances and a range cooker, while there is an adjoining breakfast room and a laundry/utility, both of which have ample storage. The breakfast room is fitted with an Aga and has space for a table. At the rear of the property is a glass porch. The ground floor is completed by a w/c. Upstairs, the house provides three well-presented double bedrooms, including the principal bedroom with its spacious dressing area and large en suite bathroom. The two larger bedrooms are dual aspect, allowing floods of light throughout. The first floor also has a family bathroom with a bathtub and a separate shower unit, plus an additional w/c.

The detached cottage, formerly the coach house, provides a further 1,100 square feet of living space in its own private setting away from the main house. It includes a generous sitting room with a logburner and French doors opening onto the garden, as well as a sunny conservatory, a well-equipped kitchen, three bedrooms and a family bathroom.







Cottage



Outside

At the entrance to the house, the driveway provides access to both the main house and the cottage, with plenty of parking for both properties. Further parking is available in the detached garage and workshop, which is equipped with a 7.2kw car charging point.

The cottage has its own private garden with areas of lawn and a patio for al fresco dining, while the main house has a splendid south-facing garden with a sunny terrace and an area of lawn beyond, bordered by mature trees and established hedgerows. A fenced paddock to the north of the house provides further outside space to enjoy, including a vegetable garden and a children's play area. There is a generous open field beyond, access via a gate, ideal for grazing livestock or exercising horses.

The extensive grounds total 9.8 acres.

Location

Fosseway House is set in a rural position, between the village of Winsham and the bustling market town of Chard, just moments away from the Blackdown Hills AONB with its scenic walking, cycling and riding routes. Winsham has an active local community, with amenities including a village hall, a local shop, a pub and a primary school. Further amenities are available four miles west in the town of Chard. The town is rich in history being one of the oldest towns in the region. It has a choice of shops and supermarkets, as well as everyday amenities. The larger towns of Taunton and Yeovil are both within 15 miles and provide a further choice of shops and leisure facilities. The striking World Heritage Jurassic Coast is a short distance away, with its popular town of Lyme Regis, known for its Cobb, historic harbour and fossil-rich beaches.

The area has excellent schooling for all ages including Chard Independent Prep School, Taunton School, Kings College, Queen's College and Millfield. Slightly further afield is the vibrant city of Exeter with its wide range of schooling, including The Maynard, Exeter School and Exeter Cathedral school. The area is well connected to the A-road network, with the A35 and A30 nearby. The A303 is easily accessible, with links to Exmoor and Dartmoor National Parks. There are hourly direct rail services from Crewkerne and Axminster to London Waterloo and Exeter. Taunton offers a fast service to London Paddington.



Distances

- Winsham 4 miles
- Chard 4 miles
- Axminster 7 miles
- Yeovil 11 miles
- Lyme Regis 12 miles
- Taunton 15 miles
- Exeter 28 miles

Nearby Stations

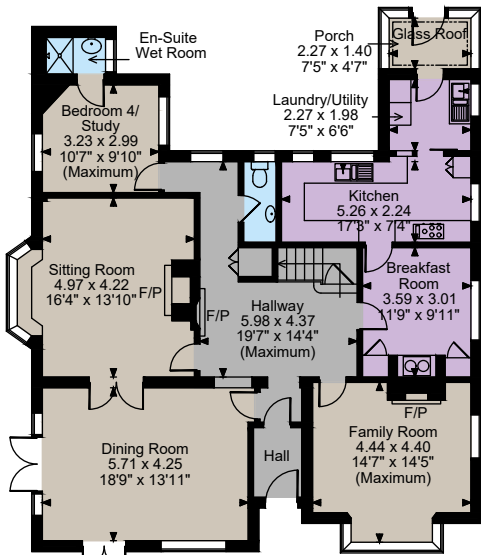
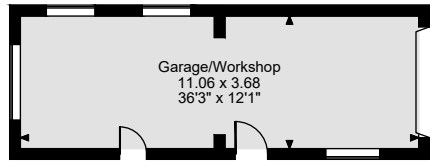
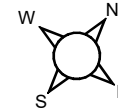
- Crewkerne
- Axminster

Nearby Schools

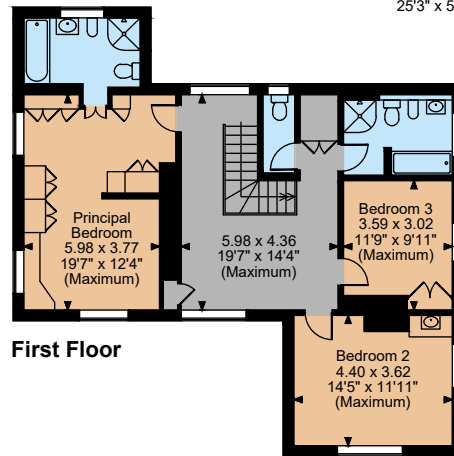
- Chard School
- Perrott Hill School
- King's College
- Queen's College
- Taunton School
- Hazlegrove School
- Millfield Prep School
- Sidcot School







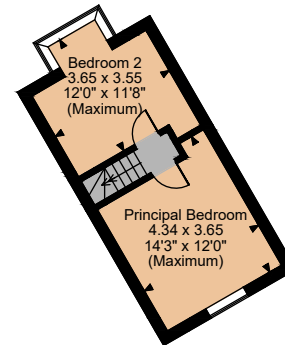
Ground Floor



First Floor



Cottage Ground Floor



Cottage First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 2,528 sq ft (235 sq m)

Garage/Workshop internal area 438 sq ft (41 sq m)

Cottage internal area 1,163 sq ft (108 sq m)

Total internal area 4,129 sq ft (384 sq m)

For identification purposes only.

Directions

TA20 4JT

what3words: ///crunching.free.likely - brings you to the driveway

General

Local Authority: South Somerset District Council

Services: Mains electricity, LPG gas and private water via bore hole. Private drainage which we believe to be compliant with current regulations

Council Tax: Band G (main house) Band A (cottage)

EPC Rating: D (main house) F (cottage)

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

It's important to note the property's eco credentials which help to reduce running costs. These features include a ground mounted 18-panel PV solar system and an additional roof mounted solar array, used for heating water. Located in the garage, is a 10kw battery which assists in storing excess energy.

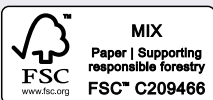
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