



ENGLISH
HOMES



Whatley, Winsham, Chard, TA20

Guide Price: £510,000

Freehold

Whatley, Winsham, Chard, TA20

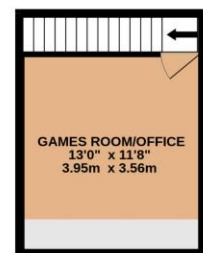
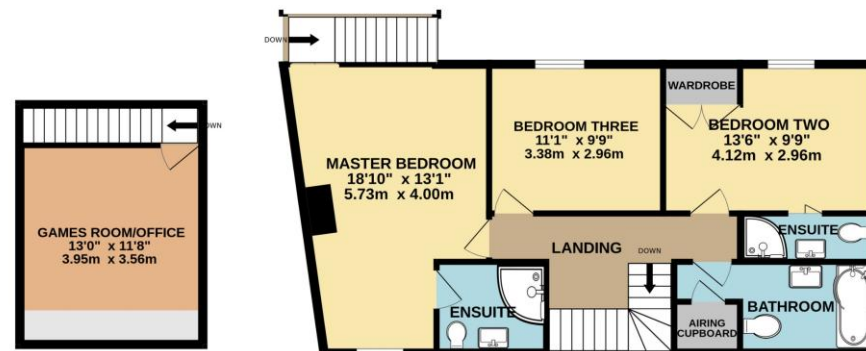
A beautifully presented Grade II Listed barn conversion, situated in a fine rural location, yet within easy access to shops and amenities in Chard and the coast at Axmouth and Seaton. Ample off-road parking, car port with storage/studio over.

Oak Barn is a character terraced barn conversion constructed principally of stone and brick exterior elevations and contained beneath a slate roof. Character features include exposed beams and vaulted ceilings to the first floor. The property is offered in excellent decorative order throughout with oil fired central heating, double glazed windows, superb kitchen with granite worktops and excellent bathroom and ensuite facilities. It offers good sized, enclosed south facing gardens, a useful stone garden shed and far-reaching countryside views.

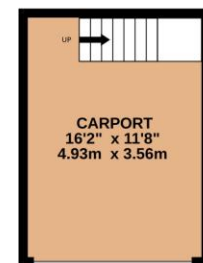
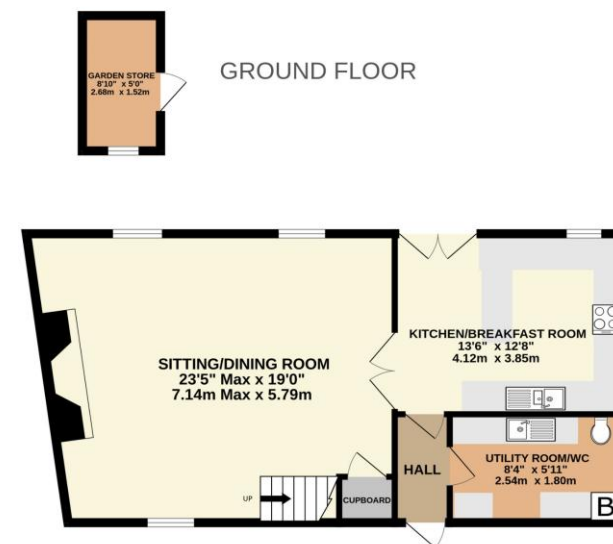
The accommodation in brief comprises a spacious 24' Living/Dining Room with Inglenook fireplace and woodburning stove, bright and modern Kitchen/Breakfast Room, separate Utility Room with WC to the ground floor and three double bedrooms, two with ensuites plus family Bathroom to the first floor. The Master Bedroom enjoys access to an external staircase leading to the garden. A spacious carport with staircase to a superb games room/office above, plus three allocated parking spaces.

Oak Barn is situated within the hamlet of Whatley within the parish of Winsham, which is located close to the Somerset/Dorset border and rates amongst South Somerset's most desirable villages. Amenities include community shop, pub, church and village hall, with the market towns of Chard and Crewkerne both within easy reach where an excellent range of shopping, recreational and scholastic facilities can be found, including a Waitrose superstore in Crewkerne and a mainline railway station to London Waterloo and Exeter

1ST FLOOR



GROUND FLOOR







English Homes - South Petherton


34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: enquiries@english-homes.co.uk

www.english-homessp.co.uk

English Homes Ltd Registered in England and Wales – 06835306
 Registered office: 20 High St. Glastonburv. Somerset BA6 9DU

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.