

Woodbine Cottage







Woodbine Cottage,

New England, Chard, , TA20 3AB

Chard 1.8 miles, Taunton 16 miles

An exceptional detached recently re-thatched country residence set in beautiful grounds with annexe, garaging outbuildings and stabling extending, in all, to just under 4 acres being sold with NO ONWARD CHAIN.

- Character detached thatched cottage
- Kitchen/breakfast room
- Six bedrooms, two en-suite
- Stable block and paddock
- Council Tax Band G
- Multiple reception rooms and annexe
- Conservatory/garden room
- Extensive garaging and workshop
- Mature gardens and grounds
- Freehold

Offers In Excess Of £1,250,000

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SITUATION

Quietly tucked away at the end of a small country lane the property is surrounded by traditional unspoilt countryside yet within 1 mile of the centre of Chard. Historic Chard lies on the edge of an Area of Outstanding Natural Beauty and provides a wide range of supermarkets, specialist retailers, banks and an independent and state schools.

The County Town of Taunton is some 14 miles to the North offering excellent retail, commercial and educational opportunities, together with an intercity rail service (London Paddington) and access to the M5 motorway. The World Heritage Jurassic Coast is 14 miles to the South at Lyme Regis and the regional airports of Bristol and Exeter are both within easy reach

DESCRIPTION

Woodbine Cottage is an impressive detached period residence combining traditional character with generous family accommodation extending to approximately 5,191 sq ft in total.

The property displays many attractive period features including exposed timbers, fireplaces, stone elevations and a distinctive thatched roof which has been completely replaced since May 2026. The accommodation is arranged around a series of well-proportioned reception rooms, creating a versatile and welcoming family home.

ACCOMMODATION

The main entrance porch leads into the hallway/study with doors to the sitting and dining rooms and stairs to the first floor. The sitting room centres upon a fireplace with stone surround with windows to the front and double doors leading through to the garden room which has views over the garden to the side with paved terrace and ornamental fishpond. The dining room is dual aspect and leads through to the kitchen. The kitchen/breakfast room forms the heart of the property, with a range of fitted units and integral appliances.

The first floor in the main house provides four double bedrooms, two with fitted wardrobes, and including a generous principal suite with dressing room, bathroom and separate shower room, together with family bathroom facilities.

The layout offers flexibility for multi-generational occupation, home working or guest accommodation.













THE ANNEXE

The annexe is accessed via a rear corridor from the dining room which also leads to a wc with washbasin and the utility/boiler room. The main annexe room is a large space ideal for entertaining and modern family living, with fireplace to one end with inset woodburner, and windows to all sides with double doors to a raised terrace. Stairs lead up to a landing and two double bedrooms, one with en-suite bathroom, and a family bathroom.

OUTSIDE

A particular feature of Woodbine Cottage is the attractive mature setting - Approached via a private driveway, at the end of a quiet country lane, the property benefits from extensive parking, double garage and workshop, and a substantial range of outbuildings, including L-shaped stable block with three boxes and store. The main paddock is to the right hand side of the driveway with ponds to the lower end.

The gardens are predominantly laid to lawn interspersed with mature trees, creating a delightful parkland environment with vegetable garden, ornamental fishpond and thatched well.

The land provides excellent amenity value with potential for equestrian or recreational use in a rural setting close to local amenities.

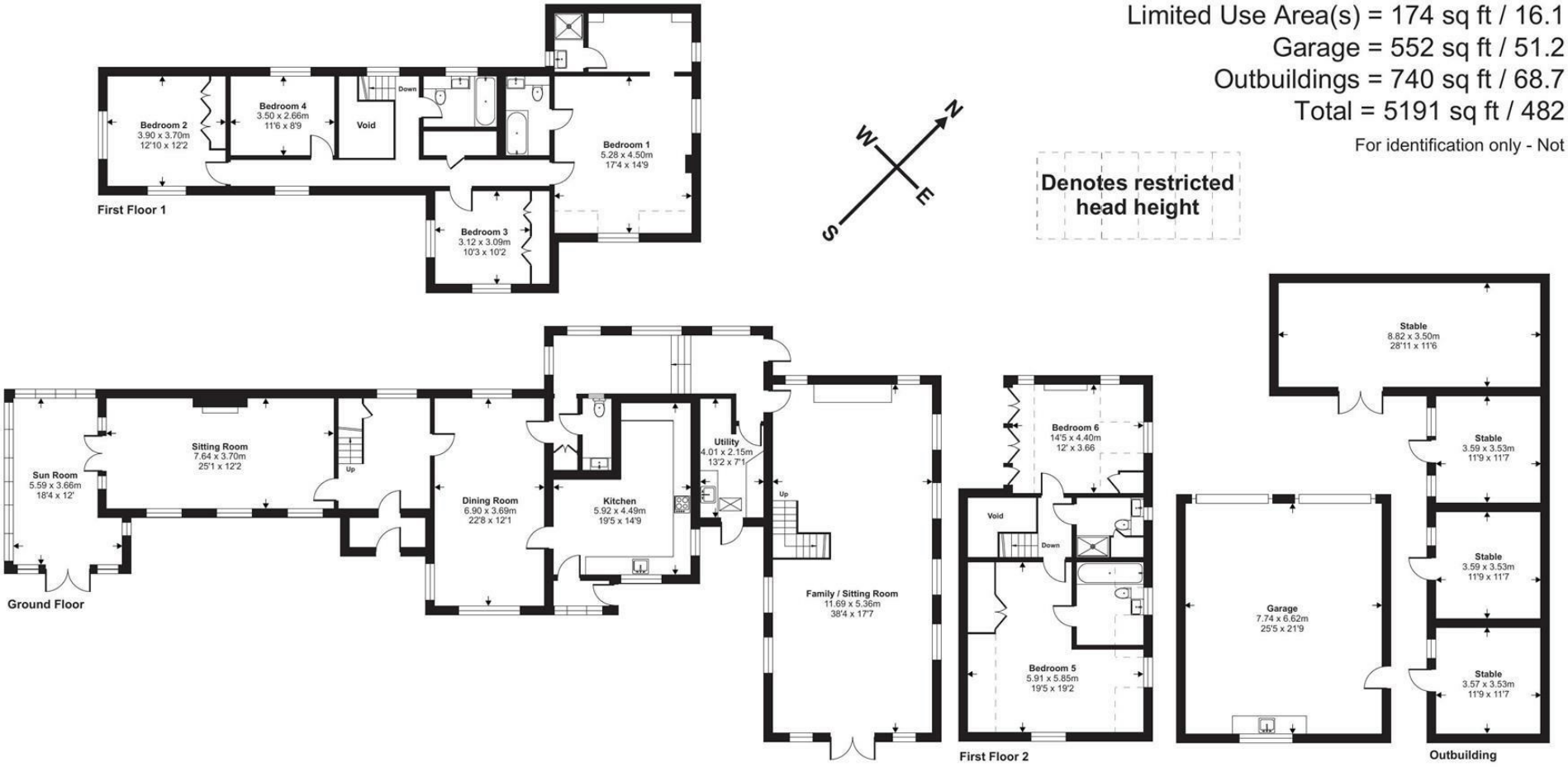
SERVICES

Mains electricity and water. Private drainage. Solar panels on garage benefitting from a Feed In Tariff. Oil fired central heating. Standard broadband available (Ofcom) Mobile signal likely available (Ofcom). Please note the agents have not inspected or tested the services.

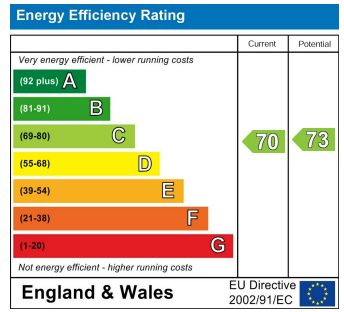
DIRECTIONS

From Taunton take the A358 towards Chard. On entering the hamlet of Hornsbury turn right and then take the first right. Follow the lane around the sharp right hand bend and follow the lane to the end where the property entrance can be found.

Approximate Area = 3725 sq ft / 346 sq m
Limited Use Area(s) = 174 sq ft / 16.1 sq m
Garage = 552 sq ft / 51.2 sq m
Outbuildings = 740 sq ft / 68.7 sq m
Total = 5191 sq ft / 482 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). ©nichecom 2026. Produced for Stags. REF: 1539946



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