Four Gables
Clayhanger, Wadeford, Somerset
The Location

Four Gables is one of a number of attractive and well preserved period properties within a small hamlet set on an escarpment with wonderful far reaching views to the south. The property is situated within a mile of the village of Combe St. Nicholas with its post office and village stores, public house, Church and primary school. The towns of Ilminster (4 miles), Chard (2.5 miles) and Axminster (9 miles) provide good day-to-day amenities, and Axminster, Crewkerne and Honiton have railway stations with trains to London Waterloo. Taunton, the County Town of Somerset, is 12 miles away and has a larger shopping centre and main line railway station with fast trains to London Paddington taking approximately one hour and forty five minutes. Communications are excellent with the A303 providing fast and easy access to London, Exeter and Cornwall. The East Devon coastline is approximately 14 miles distant with its pretty resorts including Sidmouth, Branscombe, Beer and Lyme Regis all on the Jurassic Coast. The unspoilt area surrounding Clayhanger is within a conservation area and has a number of bridleways and footpaths.

Features

- Porch
- Reception Hall
- Cloakroom
- Sitting Room
- Drawing Room
- Kitchen
- Rear Hall
- Secondary Staircase
- Dining Room
- Utility / Secondary Kitchen
- Main Hall
- Galleried Landing
- Cloakroom
- Principal Bedroom
- Three Further Bedrooms
- Nursery / Dressing Room
- Bathroom
- Shower Room
- Second Floor Studio / Bedroom
- Bathroom

Cottage Annexe with:-

- Dining Hall
- Kitchen
- First Floor Sitting Room
- Bathroom
- Two Bedrooms

Mature South Facing Gardens
- Pond
- Copse
- Kitchen Garden
- Glasshouse
- Garage

In all about 0.446 hectare (1.103 acres)
Gardens and Grounds

Double hardwood gates lead into the carriage drive, which encircles the north lawn where there are a number of magnolias and a magnificent sycamore tree. A tiny Stream flows down the eastern boundary and continues through to the Pond. The majority of the gardens lie to the south and west and are lawned with beautifully stocked herbaceous borders. A wooded Area of garden stretches from the pond, leading to the Kitchen Garden and an aluminium frame Greenhouse. Lovely views across the valley are enjoyed from various parts of the gardens. In all the gardens and grounds amount to about 0.446 hectare (1.103 acres).
Property Information

Postcode: TA20 3BD

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority:
South Somerset District Council, The Council Offices, Brympton Way, Yeovil, Somerset
BA20 2HT www.southsomerset.gov.uk
Telephone: 01935 462462

Tax Band: G

Fast Find: 57894

Contents, Fixtures and Fittings: Unless specifically mentioned as included in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Local Directions (TA20 3BD)

Travelling along the A303 from Ilminster towards Yarcombe, turn left sign posted to Combe St. Nicholas (opposite the ‘Eagle Tavern’). Continue along this road for about 1 ½ miles and proceed on to Combe St. Nicholas, on a sharp right hand bend. Continue through the village of Combe St. Nicholas and beyond, looking out for the sign post to the left to Clayhanger. Proceed into the village, passing an old thatched farmhouse on the left, and Four Gables will be found on the right hand side.

Viewing

By appointment with Jackson-Stops & Staff’s Taunton Office: 01823 323 144 or Savills Exeter Office: 01392 455755

Details prepared July 2014 and photographs taken August 2007/July 2014
Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approx. Gross Internal Area:**
Approx 296 sq m
(About 3,185 sq ft)
(excludes Annexe and Garage)

For identification purposes only. All dimensions approximate. Not to be relied upon.

**Ground Floor Internal Area**
Approx 140 sq m
(About 1,506 sq ft)

**First Floor Internal Area**
Approx 122 sq m
(About 1,313 sq ft)

**Second Floor Internal Area**
Approx 34 sq m
(About 366 sq ft)

**Annexe Ground Floor Internal Area**
Approx 19 sq m
(About 204 sq ft)

**Annexe First Floor Internal Area**
Approx 42 sq m
(About 452 sq ft)