



Hillside



# Hillside Tower Lane

Buckland St. Mary, Chard, TA20 3TQ

Chard 6 Miles, Taunton 10 Miles

## A Beautifully Positioned Detached Country Home with Stunning Views & Annexe Potential

- Elevated Location with Stunning Views
- Kitchen / Breakfast Room
- Five / Six Bedrooms, Three En-Suite
- Approx. 0.5 Acres
- Council Tax band F
- Three Reception Rooms
- Utility Room
- Double Garage & Off Road Parking
- South Facing Garden
- Freehold

Guide Price £735,000

### SITUATION

Hillside occupies a superb elevated rural position on the southern edge of the Blackdown Hills AONB, an unspoilt landscape rich in wildlife and traditional farmland. The nearby village of Buckland St Mary (approx. 0.5 mile) offers a primary school, church and community hall, while Combe St Nicholas and Bishopswood both provide additional facilities.

The market towns of Chard and Ilminster are around 6 miles distant, with a wider range of services available in Taunton (approx. 10 miles), including an intercity rail service to London Paddington. Access to the M5 and A303 is nearby, and the World Heritage Jurassic Coast at Lyme Regis lies about 18 miles to the south.

### ACCOMMODATION

Originally dating from the 19th Century, Hillside has been thoughtfully extended and updated to create a spacious and versatile family home, presented to a high standard throughout. Built with rendered elevations under a slate roof, the accommodation benefits from modern double glazing and oil-fired central heating.



A front entrance porch leads into a generous reception hall with cloakroom. The double-aspect sitting room is light and welcoming, featuring double doors through to the dining room and garden room, all positioned to make the most of the superb outlook across open countryside. The kitchen/breakfast room is well-equipped with quality units and appliances, including an oil-fired Aga, and is supported by a separate utility room with access to the garden.

A particularly flexible section of the ground floor currently provides a hobbies room, gym and shower room. This arrangement offers excellent scope to create a self-contained annexe if desired. On the first floor there are five well-proportioned bedrooms, each enjoying far-reaching views. Two bedrooms benefit from en-suite facilities, and there is also a stylish family bathroom.

### OUTSIDE

The property is approached from the village road through a pillared entrance, leading onto a sweeping gravel driveway, providing access to a turning and parking area. There is a substantial double garage with twin up and over doors, an attached store with doors from either end and a recently added green house. The gardens are beautifully maintained, lawned and planted with a number of mature shrubs and trees. On the West side of the property, there is a paved and graveled terrace, enjoying wonderful views over the surrounding countryside.

### SERVICES

Mains Electricity & Mains Water. Private Drainage - New sewage treatment plant installed in 2022. Oil Central Heating. Unused well in the garden. Ultrafast broadband available (Ofcom), Mobile signal good outside, variable in home (Ofcom). Please note the agents have not inspected or tested the services.

### DIRECTIONS

From the main roundabout at Ilminster, take the A303 in a Westerly direction for about 4 miles and turn right at Eagle Cross, sign posted Taunton. Take the first turning left to Buckland St Mary and the entrance to Hillside can be found as taking the second turning on the left.

What3words: ///nosedive.cover.martini



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2527 sq ft / 234.7 sq m  
 Garage = 528 sq ft / 49 sq m  
 Outbuilding = 132 sq ft / 12.2 sq m  
 Total = 3187 sq ft / 295.9 sq m  
 For identification only - Not to scale

**Ground Floor**

- Reception Room: 5.67 x 4.60m (187 x 151)
- Dining Room: 4.61 x 3.95m (151 x 13)
- Conservatory: 4.64 x 2.03m (153 x 67)
- Kitchen: 3.12 x 2.18m (103 x 72)
- Breakfast Room: 4.47 x 4.47m (145 x 145)
- Family Room: 6.09 x 3.63m (1911 x 1111)
- Study: 3.64 x 2.72m (1111 x 811)
- Utility: 2.18 x 1.67m (72 x 55)
- Entrance Hall

**Garage / Outbuilding**

- Double Garage: 7.63 x 6.43m (25 x 211)

**First Floor**

- Bedroom 1: 4.53 x 4.27m (1410 x 14)
- Bedroom 2: 3.99 x 3.66m (131 x 12)
- Bedroom 3: 3.66 x 3.50m (12 x 119)
- Bedroom 4: 3.91 x 3.20m (1110 x 108)
- Bedroom 5: 2.87 x 2.50m (95 x 82)
- Landing: 2.46 x 2.44m (81 x 8)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2026. Produced for Stags. REF: 1422950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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