



**FOR SALE**

Oaklands, Vagg Hill, BA21 3PT

£850,000



**ORCHARDS**  
ESTATES

Available to the market for the first time in over 50 years, this hidden gem is nestled on the outskirts of Yeovil Without leading into Chilthorne Domer.

With unrivalled rural views, including Montacute House, the house offers a uniquely private and tranquil setting.

The main house has two reception rooms, kitchen / breakfast room, utility room, sunroom, a large double bedroom and bathroom on the ground floor.

To the first floor are three further bedrooms, a family bathroom and study / craft room.

Adjoining the house is an undeveloped ad potential separate annex with plumbing and electric.

The long, gravel drive to the house opens into a turning circle with a generous double garage.

There are also two workshops and a plant room leading to the indoors swimming pool which is in need of restoration.

The house is surrounded by private gardens which range from a wild area, herbaceous borders, a lawn with bluebells, boxed hedging areas, kitchen garden and a paddock. In all, just under two acres.



£850,000



## LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon Theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well-known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir. This home benefits from easy access to local shops, town, schools and the local bus service. There are active community groups in the area.

### On Offer

This property offers a wealth of space and potential, making it an enticing opportunity for those seeking a versatile and spacious home. Here's a breakdown of key features:

### Main House:

Two reception rooms provide ample space for entertaining or relaxation. The kitchen/breakfast room offers a central hub for culinary activities and casual dining. A utility room adds convenience for laundry and storage needs. A sunroom bathes the interior in natural light and offers a tranquil space for relaxation. A large double bedroom and bathroom on the ground floor provide accessible living arrangements. The first-floor hosts three further bedrooms, ideal for accommodating family or guests. A study/craft room offers flexibility for remote work or creative pursuits.

### Adjoining Annex Potential:

An undeveloped annex with plumbing and electric presents an exciting opportunity for customization to suit specific needs or preferences.

### Garage and Workshops:

A generous double garage and two workshops provide extensive storage and workspace options. A plant room facilitates maintenance and upkeep of the property.

### Indoor Swimming Pool:

While in need of restoration, the indoor swimming pool promises potential for rejuvenation and enjoyment with family and friends once revived.

### Outdoor Spaces:

Private gardens surround the property, offering a variety of landscapes to explore and enjoy. Features include a wild area, herbaceous borders, a lawn adorned with bluebells, boxed hedging areas, a kitchen garden, and a paddock. In total, the property spans just under two acres, providing ample space for outdoor activities and pursuits.

### Material Information

- Freehold Property
- Original Barn believed to be from 18th Century.
- Current Residents in Situ since 1970.
- Council Tax Band: D
- Mains Electric, Water and Septic Tank Drainage.
- Bulk Calor Gas Tank supplies Central Heating.
- Vaillant Immersion Boiler, we have been led to understand this is 4 years old and has been serviced regularly.
- Open Fire in Dining Room (not used recently).
- Log Burner in Sitting Room.
- Tree Preservation Order - Oak Trees below the paddock area
- This property is NOT Listed
- Property spans just under 2 acres, including gardens and paddock.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

### Directions

At the top of Yeovil, just off Thorne Lane, take the exit towards Vagg Business Park (Tintagel Road). When you come to the end of that road, at the crossroads, turn left onto Tintinhull Road and then take the 2nd left private driveway which is the entrance. The property can be found on the left hand side as indicated by the eye-catching and attractive Orchards Estates For Sale Sign. Park up and one of our full-time colleagues will be there to show you around and answer any questions you have in relation to the property and the surrounding area. <https://w3w.co/amused.relishes.outdoor>



### Approximate total area<sup>(1)</sup>

424.17 m<sup>2</sup>  
4565.74 ft<sup>2</sup>

### Reduced headroom

4.56 m<sup>2</sup>  
49.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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www.orchardsestates.com



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