



**Woodside, Rimpton**

Guide Price  
**£775,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

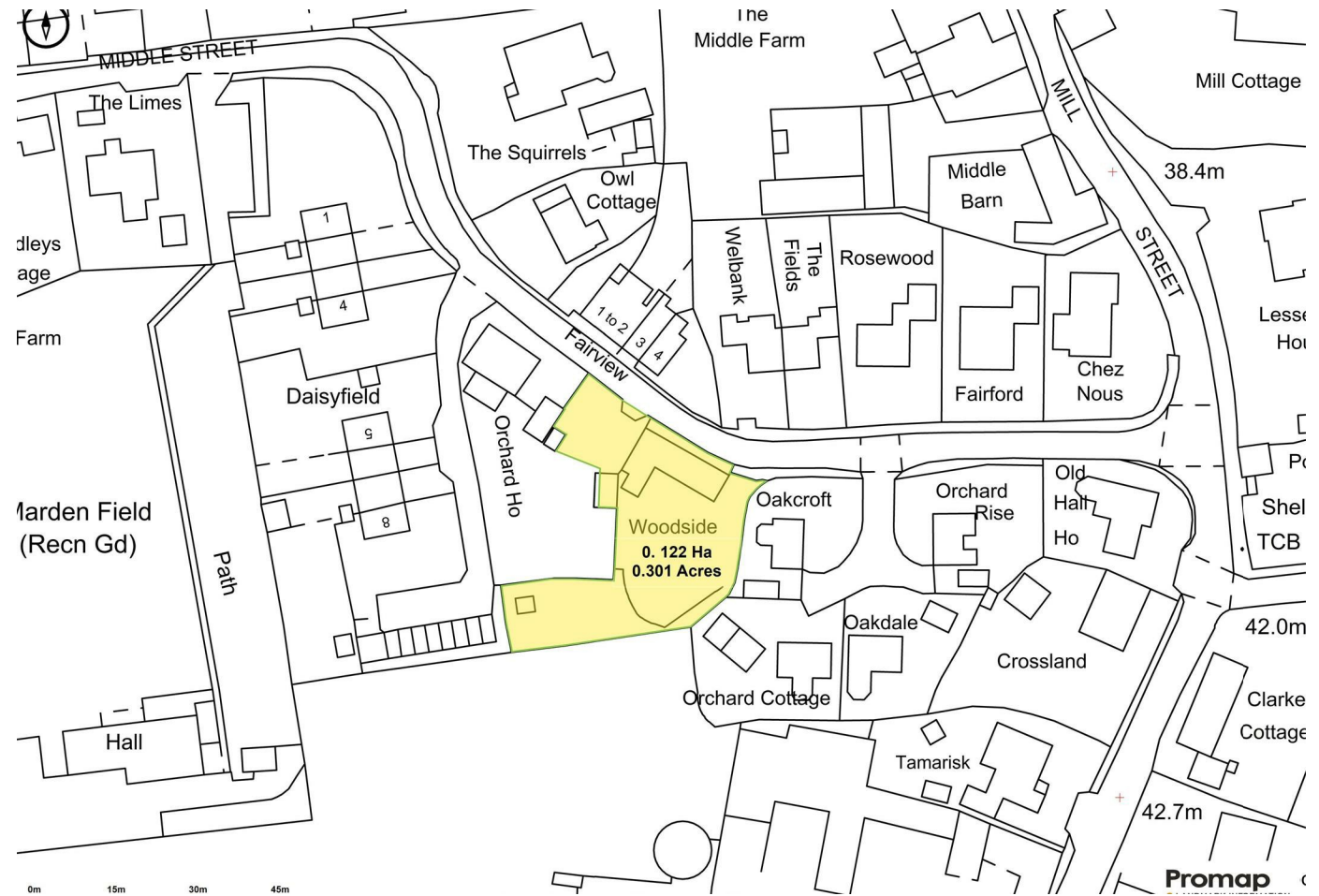


Nestled in the picturesque village of Rimpleton, this enchanting three bedroom detached cottage offers a perfect blend of characterful features, with modern fittings and sympathetically appointed decor. A beautifully manicured garden is principally set to the rear, measuring 0.301 acres.

**Woodside,  
Rimpleton, Yeovil,  
BA22 8AF**

- Substantial three double bedroom, detached cottage
  - Three reception rooms
- Secluded, south facing garden measuring 0.30 acres
  - Ample off road parking, with two driveways and a garage
  - Period features
- Excellent decorative order throughout, having been lovingly refurbished by the current owners
  - Picturesque village location

Viewing strictly by appointment through  
Symonds & Sampson Sherborne Sales Office  
on 01935 814488





Thought to date back to the 1760s, this charming three bedroom, detached cottage offers spacious accommodation, in elegant decorative order. The property offers a secluded garden and ample off road parking. When entering, there is a welcoming entrance hall, cloakroom, cosy sitting room with log burner, a dining room leading through to a high-specification kitchen, utility room and a glorious breakfast room. Upstairs offers three double bedrooms, en suite and a well-appointed bathroom.





## Accommodation

A studded oak front door welcomes you into the entrance hall, with doors leading to the sitting room, dining room and cloakroom. A stable door leads out to the rear garden. The sitting room is a delightful space with a modern log burner, exposed brick chimney breast, bressummer beam, flagstone hearth, and window seats enjoying a dual aspect.

The dining room features an elegant cast iron fireplace, engineered oak flooring and a dual aspect outlook with window seats. A door leads through to the kitchen which has been extensively updated by the current owners to create a stylish and practical space. Fitted with a range of soft close shaker style wall, base and drawer units, with elegant granite worktops and a double Belfast sink. Additionally, an oil fired, 2 oven AGA, an AEG electric oven, Bosch induction hob and an integrated dishwasher have been fitted, alongside a spacious pantry. Windows to the front and side welcome a wealth of natural light, with a door leading to the side porch which provides access to the driveway.

The kitchen opens seamlessly into the breakfast room with French doors leading to the patio area. Windows boast lovely views over the gardens and allow sun to flood into this convivial space. A door leads into the utility room which houses the oil central heating boiler and is fitted with base units and a sink, with plumbing for white goods.

The first floor landing provides access to all three bedrooms and the bathroom with windows to the front and rear. An airing cupboard houses the hot water tank. Bedroom one has been extensively fitted with hand crafted, built in wardrobes, providing excellent storage and a dressing table, whilst enjoying a triple aspect outlook. Bedroom two benefits from an en suite shower room and built in storage. Bedroom three commands a lovely outlook over the garden. The bathroom has also been updated by the current owners, fitted with a stylish roll top bath, hand wash basin, WC and walk in shower.

## Outside

Woodside enjoys a 0.301 acre south facing garden, which has been lovingly enhanced and maintained by the current owners. The beautifully landscaped gardens are a delight and real feature of the property, with a plethora of trees, richly stocked shrub and flower beds and a rose covered arbour. Pathways meander through the garden, leading to the working part of the plot with raised vegetable beds, a fruit cage, composting area, shed and greenhouse. Fruit trees include apples, pears, plum and fig.

In addition, there is a useful home office space which has been insulated and has light, power and electric heaters.

The property is approached from the village by road via a private driveway which leads to ample parking for several vehicles and a timber garage, with light and power connected. There are also storage areas for cut wood and bins. To the left of the house is a second driveway, which provides further gated parking.







#### Situation

The property sits in the heart of the village of Rimpton, offering a tranquil setting with easy access to local amenities and the surrounding countryside. There is a village hall, green and a delightful old Church with a good community.

It is only 4 miles from the popular town of Sherborne where the main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and

there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

#### Services

Mains electric, water and drainage.  
Oil fired central heating  
PV and solar thermal solar panels

Somerset Council  
Council Tax Band F





**Directions**

Leaving Sherborne on the B3148 Marston Road, follow this road for approximately 3 miles and turn right opposite the White Post Inn. Continue along this road for approximately one mile, into the village. Follow the road, turning left into Middle Street where the property will be found after a short distance on your left hand side.



**Woodside, Rimpton, Yeovil, BA22**

Approximate Area = 2112 sq ft / 196.2 sq m  
 Garage = 228 sq ft / 21.1 sq m  
 Outbuilding = 87 sq ft / 8 sq m  
 Total = 2427 sq ft / 225.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

SHE/JMK/112023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1054769



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