



## Esmond Cottage, Laurel Lane, Queen Camel, Yeovil

A charming three-bedrooms semi-detached cottage, meticulously presented, nestled in the sought-after village of Queen Camel.

Guide Price  
**£320,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Esmond Cottage, Laurel Lane, Queen Camel, Yeovil, BA22 7NU

- Three bedrooms
- Front and rear garden
- Off street parking
- Sought after location
- Close proximity to local amenities
- Recently refurbished

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488





Nestled in the popular village of Queen Camel, this enchanting period cottage seamlessly marries character with modern comfort. Recently refurbished, with a new kitchen and flooring throughout, the property boasts three bedrooms, two reception rooms, and meticulously maintained front and rear gardens. Conveniently situated near local amenities and with easy access to the A303, it promises both tranquillity and practicality.

#### Accommodation

Upon stepping into this period cottage, you're greeted by a dining room boasting a front-facing window, a feature fireplace, and an electric heater.

Passing through an opening, the kitchen is equipped with base and drawer units, an hob and oven electric, and a sink with a drainer. Space is provided for a washing machine, while a rear-facing window floods the space with natural light. A door provides access to the rear garden.

Accessible from the kitchen, the downstairs bathroom offers a WC, wash hand basin, and a shower.

The living room exudes charm with dual front-facing windows, an open fireplace, and a night storage heater. There is also convenient access to an understairs storage cupboard.



From the living room, a doorway leads to the stairway, complemented by a side-facing window at its base, inviting natural light to cascade in. Ascending to the landing, you're welcomed by a night storage heater and access to the loft spaces.

The master bedroom, has a window that overlooks the front garden and a night storage heater.

Bedroom two offers a front-facing window, accompanied by a night storage heater and a wardrobe.

Bedroom three enjoys a side-facing window.

The bathroom offers partially tiled walls, WC, wash hand basin, and a bath. There is also a linen cupboard with shelving.

#### Outside

The rear garden is well established with an area laid to lawn, embraced by meticulously landscaped level beds adorned with mature shrubs and trees. A gate conveniently grants access to the lane that provides access to the property.

At the front, a verdant lawn awaits, bordered by hedging that offers privacy. There is a charming flower bed adorned with mature shrubs. Access to the property is facilitated by a side gate.

A shared gravelled driveway leads to the carport, thoughtfully equipped with electric charging facilities. Adjacent to the carport, the single-car garage, accessed through wooden barn doors, offers electric and lighting.

#### Situation

Esmond cottage is located on a no through road in Queen Camel which offers local amenities such as a convenience stores, primary school, public house, playing field and a medical centre.

The village lies North of both the historic Abbey town of Sherborne (7 miles) and Yeovil (7 miles) which both provide a comprehensive range of shopping, leisure and business amenities. Sherborne and Yeovil have a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (6.5 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

The A303 can be joined at Sparkford (about 1 mile) access to M3/M25 route. The property is also within driving distance of many of the area's best independent schools including Hazlegrove, the schools at Bruton, Sherborne, Millfield, and Leweston along with very good state school.

#### Services

Mains electric, drainage and water

Electric central heating  
Somerset Council - [www.somerset.gov.uk](http://www.somerset.gov.uk)  
Council Tax Band – C  
EPC - E

Superfast broadband is available in the area  
Mobile phone coverage is available inside and outside  
Source Ofcom - [ofcom.org.uk](http://ofcom.org.uk)

**Agents note**  
Responsibility of the driveway is shared with the neighbouring property, this means sharing costs for any maintenance needed.

The neighbouring property has a right of way over the rear of the property for maintenance and repairs of the drains.

**Directions**  
From Sherborne, head North Marston Road (B3148) follow this road for approx. 4.3 miles then turn right at the junction onto Marston Magna Road (A359). Follow on this road onto Camel Street, at the round about take the second exist carrying onto A359. After 0.3 miles turn left onto Laurel Lane. The destination will be found on your left hand side. What3words - [///matchbox.afflicted.custodian](http://matchbox.afflicted.custodian)



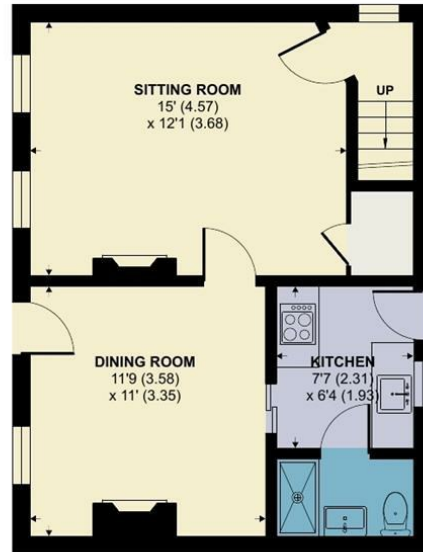
## Laurel Lane, Queen Camel, Yeovil

Approximate Area = 884 sq ft / 82.1 sq m (excludes carport)

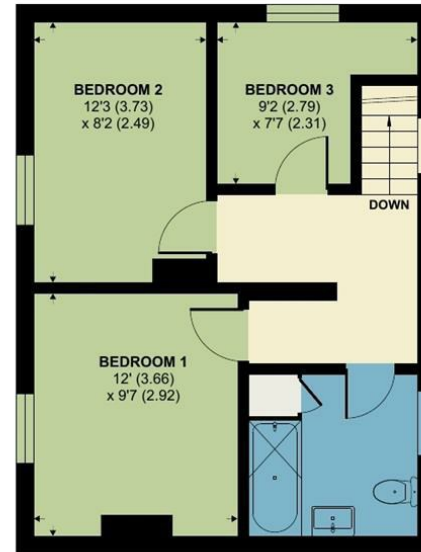
Garage = 156 sq ft / 14.4 sq m

Total = 1040 sq ft / 96.5 sq m

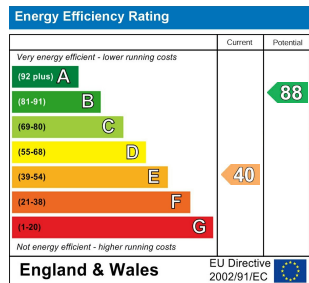
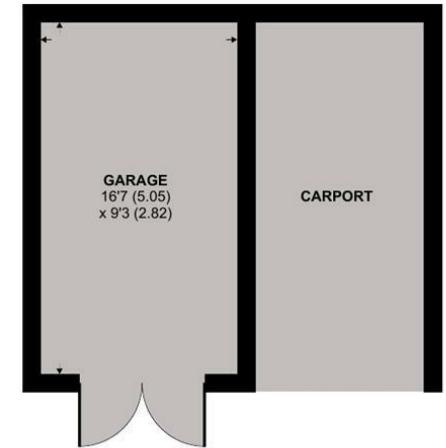
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SheRes/JM/0324



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1097682



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