

An aerial photograph of a large, historic stone house with a tiled roof, surrounded by extensive green fields and scattered trees. In the background, rolling hills are visible under a clear blue sky. The property includes a driveway with two cars, a small outbuilding, and a stone wall. The text 'Symonds & Sampson' is overlaid in the top right corner.

Symonds  
& Sampson

# Castle Mead

Sutton Montis

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Yeovil

BA22 7HE

Situated in the desirable village of Sutton Montis, this detached bungalow offers distinctive architecture and an elevated position with stunning countryside views. Set within a generous wraparound plot of 0.72 acres, it presents an excellent opportunity for modernisation and personalisation throughout.



- Panoramic views
- Four bedroom detached bungalow
  - In need of modernisation
- Generous wrap around plot of 0.72 acres
  - Desirable village location
  - No onward chain

Guide Price £635,000

Freehold

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## THE DWELLING

Situated in the desirable village of Sutton Montis, this detached bungalow features distinctive architecture and enjoys an elevated position within a generous plot, offering stunning views of the surrounding countryside. While requiring modernisation throughout, the property presents an excellent opportunity to create a bespoke home in a highly sought-after location.

## ACCOMMODATION

This spacious and versatile bungalow offers flexible accommodation throughout. At the heart of the home is the impressive dining room, featuring vaulted ceilings and French doors that open onto the rear garden, creating a bright and inviting space for entertaining. From here, a utility room leads to the well-equipped kitchen, providing everything needed for modern culinary needs.

The living room flows seamlessly into the adjoining garden room, which offers additional living space and direct access to the garden. All the bedrooms are generously proportioned, with the master bedroom benefiting from an ensuite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.

## GARDEN

Set within a generous wraparound plot, the gardens are

predominantly laid to lawn and are enhanced by mature shrubs and trees throughout. Adjacent to the property, a patio area provides an ideal space for outdoor dining, with steps leading to a raised patio beneath a charming pergola.

To the front, a private driveway offers convenient access to the property and is complemented by an additional lawned area featuring a small orchard. The property also benefits from a single garage, which can be accessed internally for added convenience.

## MATERIAL INFORMATION

Mains electric, water and drainage.  
Oil central heating.

Broadband - Ultrafast broadband is available.  
Mobile phone network coverage is likely inside and outside on most major networks.  
(Information from Ofcom <https://www.ofcom.org.uk>)  
Somerset Council  
Council Tax Band: F

Solar panels are owned outright to the property.

## SITUATION

The picturesque village of Sutton Montis is surrounded by idyllic countryside and scenic walking trails, including the

historic Cadbury Castle, linked to King Arthur. Nearby is Holy Trinity Church, and Corton Denham, with the award-winning Queen's Arms pub. Just two miles away, Queen Camel offers further amenities like a village shop with post office, a pub, primary school, and church, with convenient access to the A303.

Sherborne, a historic market town 6.2 miles away, provides diverse shops and services, including a Waitrose. Other nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). Sherborne is home to excellent schools, both state and private, and offers a regular train service to London Waterloo (about 2.5 hours), while Castle Cary (12 miles) has a fast train to Paddington in about 90 minutes. Bournemouth, Bristol, and Exeter Airports are also within easy reach.

## DIRECTIONS

[///campsites.these.encoding](https://www.theseencoding.com/campsites)

## AGENTS NOTE

Probate has been applied for.



## Sutton Montis, Yeovil

Approximate Area = 1868 sq ft / 173.5 sq m

Garage = 334 sq ft / 31 sq m

Total = 2202 sq ft / 204.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	82	
(69-80) <b>C</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		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1253577



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