

# The Lodge

Limington, Somerset

# The Lodge

Limington  
Somerset  
BA22 8EG

An exceptional architect-designed residence blending contemporary elegance with timeless country charm. Impeccably finished throughout, this distinguished four-bedroom home offers expansive living and an enviable position backing onto open countryside, nestled within a sought-after village. This property is being offered to the market with no onward chain.



- Detached four bedroom property built in 2022
- Beautifully designed throughout and finished to a high standard
  - Ensuite to the master bedroom
  - South-Westerly positioned rear garden
  - Double car port alongside a large driveway
    - Airsource heating
    - Views to the rear
    - No onward chain

Guide Price **£750,000**

Freehold

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## THE DWELLING

Constructed in 2022 by the current owners, this striking four-bedroom detached home combines high-end, architect-designed living with a contemporary country style. Featuring attractive White Lias stone elevations beneath a slate roof, the property has been thoughtfully designed throughout to offer a sleek and refined living environment in a rural setting.

## ACCOMMODATION

From the moment of entry, the exceptional design and calibre of this home are unmistakable. Laid with tumbled limestone and benefiting from underfloor heating throughout the ground floor, the entrance hall sets the tone for the level of finish found throughout the property. It leads to a well-appointed cloakroom and an elegant formal living room, offering a refined yet welcoming space.

To the rear, the house opens into a open-plan living area where contemporary design meets timeless craftsmanship. A magnificent oak-framed extension provides an architectural centrepiece, drawing the eye upward with vaulted detail and framing the room with a sense of light and volume. Expansive bifold doors open fully to the rear garden, creating a seamless transition between indoor and outdoor living.

This substantial space allows for both relaxed seating and formal dining, while the adjoining kitchen is fitted with handcrafted cabinetry, stone worktops, and high-specification integrated appliances. The attention to detail continues in the utility room, which mirrors the bespoke finishes of the kitchen and offers ample storage, space for white goods, and access to both the side entrance and a generous store room. From here, an internal door opens into the double garage,

offering practical convenience.

The formal living room is accessed via a wide opening from the main reception area and centres around a cast iron wood-burning stove.

The first floor provides four generously proportioned bedrooms, each offering a sense of light and space. The principal bedroom enjoys rear aspect view over the neighbouring countryside and features extensive built-in wardrobes along with a beautifully appointed ensuite bathroom. Bedrooms two and three also benefit from bespoke fitted wardrobes, while all guest bedrooms are served by a well-appointed family bathroom, finished to a similarly high standard. A large linen cupboard on the landing provides additional storage.

## GARDEN

To the rear, the south-westerly facing garden offers a delightful and private outdoor space, predominantly laid to level lawn and bordered by fencing and trellis that frame views of the surrounding countryside. A generous paved terrace adjoins the rear of the property, ideal for al fresco dining and entertaining, with access provided from both sides of the property.

A garden shed offers practical storage, while to the front, a substantial double carport benefits from rafter storage above. The property is approached via a large driveway, providing ample off-road parking.

## SITUATION

The property is situated in the highly desirable village of Limington, nestled in the heart of the Somerset countryside. This peaceful and picturesque village is known for its attractive period architecture, rural charm, and strong sense of community. Limington also benefits from a well-regarded village pub.

The historic market town of Sherborne lies approximately 11 miles to the east and offers a superb range of independent shops, cafes, restaurants and cultural attractions, including the renowned Sherborne Abbey. Sherborne also boasts an excellent selection of both state and independent schools, including the highly regarded Sherborne Boys School and Sherborne Girls.

Everyday amenities can be found in the nearby towns of Sherborne and Ilchester, with more extensive facilities in Yeovil and Taunton. The area benefits from excellent transport links, with the A303 providing swift road access to London and the South West, while mainline rail services to London Waterloo are available from Yeovil Junction and Sherborne stations.

## MATERIAL INFORMATION

Mains electricity, water and drainage.

Airsource heating.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is limited inside and is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

Council Tax Band: F

The property is situated within a conservation area.

## DIRECTIONS

What3words - ///imprinted.spines.beginning





## Limington, Yeovil

Approximate Area = 1867 sq ft / 173.4 sq m (excludes carport)

Garage = 115 sq ft / 10.6 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 2096 sq ft / 194.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	<b>100</b>
(81-91) <b>B</b>		
(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: 1300475



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