

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background.

Symonds
& Sampson

A photograph of a two-story stone cottage with a dark brown tiled roof and two red brick chimneys. The house features a mix of light-colored stone and dark brown horizontal siding. It has several white-framed windows, including dormers and a bay window on the ground floor. The front garden is enclosed by a low stone wall and contains various plants, including a large green bush and a red-leafed shrub. A gravel path leads to the side of the house.

October Cottage

Sutton Montis

October Cottage

Sutton Montis
Yeovil
BA22 7HF

Situated in a sought-after location, this semi-detached property offers three well-proportioned bedrooms, including an en suite to the master. The ground floor provides spacious, light-filled accommodation, while the low maintenance rear garden enjoys open views to the rear.



- Three bedroom semi detached property
 - Character features throughout
 - Ensuite to the master bedroom
 - Countryside views
- Low maintenance patioed garden
 - Sought after village location

Guide Price **£430,000**

Freehold

Sherborne Sales
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THE DWELLING

Thoughtfully extended in 2005, this charming three-bedroom residence features stone and cladded elevations beneath a tiled roof. Occupying a prime position backing onto open countryside, it enjoys far-reaching views over rolling hills. Offering character and warmth throughout, the property benefits from light-filled, spacious living accommodation alongside three double bedrooms.

ACCOMMODATION

The property is entered through the inviting living room, providing a bright dual-aspect space centred around a log burner, creating a warm and welcoming atmosphere. This leads through to the dining area, which features French doors opening onto the rear garden and an open connection to the kitchen. Well-appointed for modern living, the kitchen offers ample cabinetry, integrated appliances, and convenient access to the rear entrance porch, which in turn leads to the ground floor cloakroom.

The first floor offers three double bedrooms and a bright rear landing provides access to all the bedrooms. The master bedroom positioned to rear of the landing offers an ensuite whilst the remaining bedrooms are served by the family bathroom.

GARDEN

To the rear, a terraced patio enjoys pleasant views over the garden and surrounding landscape. At ground level, a gate provides access to the driveway, while to the far end of the garden, steps lead up to a beautiful elevated terrace that backs onto neighbouring fields, offering a picturesque setting.

To the side of the property, a driveway provides ample parking for several vehicles, while to the front, a paved patio area is enclosed by an attractive stone-built wall.

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.

MATERIAL INFORMATION

Mains electric, drainage and water.

Oil central heating

Somerset County Council - www.somerset.gov.uk

Council Tax Band - D

Ultrafast broadband is available in the area

Mobile phone coverage is available outside with limited coverage inside.

Source Ofcom - ofcom.org.uk

DIRECTIONS

What3words - ///genius.buns.liver

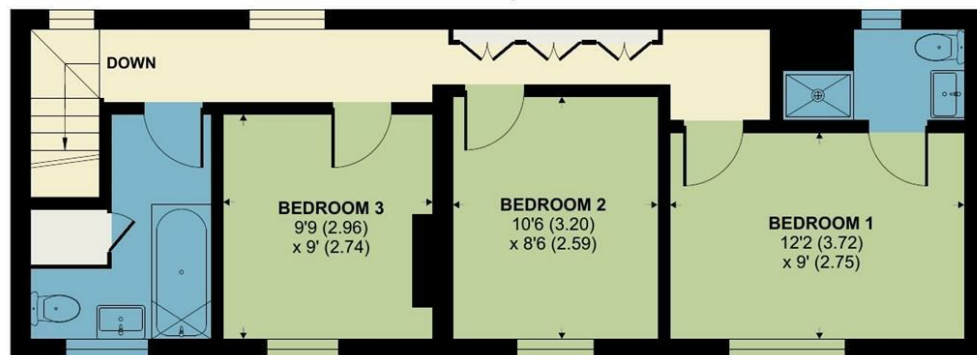




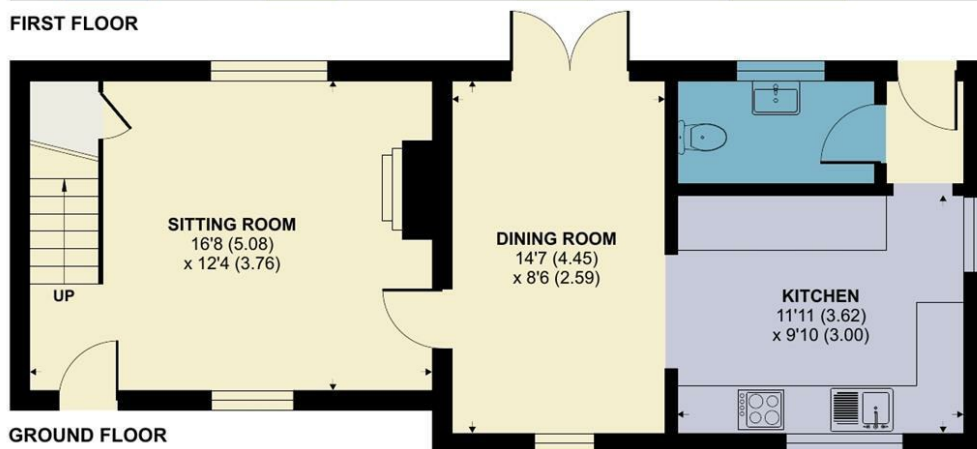
Sutton Montis, Yeovil

Approximate Area = 1030 sq ft / 95.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1302262



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(81-91) A		80
(61-80) B		
(41-60) C		
(21-40) D	56	
(1-20) E		
(1-20) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Sherb/JM/0625



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