



Symonds
& Sampson

The Garden House

Church Walk, Marston Magna

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Church Walk
Marston Magna
BA22 8DQ

With versatile accommodation and modern-day living in mind, The Garden House is a four-bedroom detached property set within a generous walled plot. It features spacious open-plan living and enjoys a south-facing garden.



- Offered with no forward chain.
- Detached four bedroom property situated in a sought after location
- Well presented with light accommodation throughout
- Situated in a quiet position away from the main road
 - Ensuite to the master bedroom
- Private driveway leading to double garage
 - South facing garden
 - Open plan kitchen diner

Guide Price £700,000
Freehold

Sherborne Sales
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THE DWELLING

Offered with no onward chain. Constructed in 2006 with stone elevations beneath a tiled roof, The Garden House is set within a spacious walled plot, accessed via a charming tree-lined drive. The property features a generous and versatile open-plan layout on the ground floor, while the first floor accommodates four well-proportioned bedrooms, offering both space and flexibility.

ACCOMMODATION

Beyond its charming exterior, a spacious entrance hall welcomes you into the ground floor, leading to the inviting reception rooms. At the rear, the south facing open-plan kitchen diner is bathed in natural light from the adjoining summer room. The kitchen, designed to cater to all culinary needs, features solid oak units, granite worktops, and a breakfast bar. Adjacent to the kitchen, the utility room provides additional storage, a sink, and houses the oil-fired boiler along with the airing cupboard. The dining room, which connects to the summer room, also offers access to the sitting room, creating a seamless flow throughout the living spaces. Additionally, a spacious study and cloakroom can also be found on the ground floor, providing further flexibility and convenience.

The first floor offers four well-proportioned bedrooms, with the master bedroom benefiting from ample built-in

storage and an ensuite featuring a walk-in double rainfall shower and underfloor heating. A recently fitted family bathroom, thoughtfully designed for modern living, is also located on the first floor.

GARDEN

To the rear, the south-facing walled garden provides a private retreat, featuring a central lawn area bordered by mature flower beds. Adjacent to the property is a patio area, perfect for enjoying the sunny southerly aspect, while a second patio enjoys a shaded position. Raised vegetable beds are located at the rear, along with a shed and side access.

At the front, the gravelled, tree-lined driveway provides ample parking and leads to a double garage. The garage is equipped with electric up-and-over door, lighting, and power, with rafter storage for additional space. A rear pedestrian door adds convenience and easy access to the garden.

SITUATION

Marston Magna, located on the South Somerset/Dorset borders, offers local amenities such as a traditional pub, a parish church, and a village hall. For additional services, the nearby village of Queen Camel, just 1.5 miles to the north, provides further options. Sherborne, with its historic abbey,

renowned schools, and a variety of shops, is within 5 miles. Yeovil, also within 5 miles, offers a wider range of shopping, recreational, and educational facilities, including a college and district hospital. The area is well-connected by mainline railway stations in Sherborne, Yeovil, and Castle Cary.

DIRECTION

What3words - [///rebirth.outfitter.multiples](https://www.what3words.com/rebirth.outfitter.multiples)

MATERIAL INFORMATION

Mains electric, drainage and water

Oil-fired central heating

Somerset Council

Council tax band - F

Ultrafast broadband is available in the area

Mobile phone coverage is likely outside with limited coverage inside.

Source Ofcom - [ofcom.org.uk](https://www.ofcom.gov.uk)





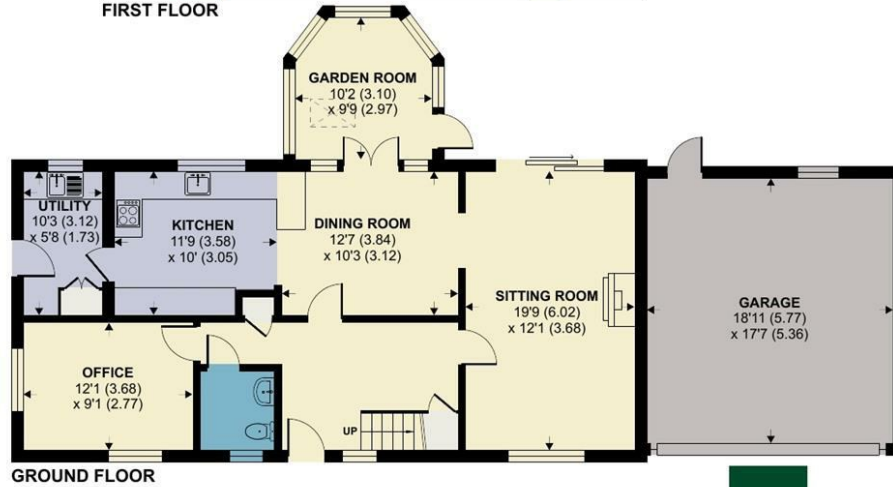
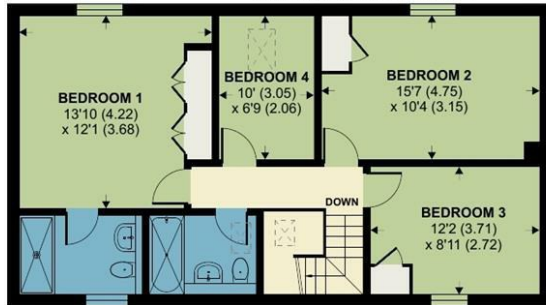
Church Walk, Marston Magna, Yeovil

Approximate Area = 1724 sq ft / 160.1 sq m

Garage = 336 sq ft / 31.2 sq m

Total = 2060 sq ft / 191.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1202634



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	71
	EU Directive 2002/91/EC	



Sherb/JM/1024



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