



Symonds
& Sampson

16 Quarry Piece Drive

South Petherton, Somerset

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South Petherton
Somerset TA13 5EL

On the edge of this sought-after village and with a myriad of countryside walks on your doorstep, this conveniently placed detached home has the added advantages of a detached home office and unusually generous driveway.



- Detached home on the edge of the village
 - Countryside walks nearby
- Within easy reach of hospital, doctors, shops and schools
 - Three good size bedrooms
 - Unusually generous driveway with garage
 - Detached home office and landscaped garden

Guide Price **£345,000**

Freehold

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THE PROPERTY

Offering the best of both worlds, this super detached property sits on a corner plot and lies within easy reach of the village facilities whilst remaining just a stone's throw from countryside walks. Having a traditional double-fronted layout, the well-planned accommodation makes this home suitable for families going up the property ladder, or those downsizing from a larger property who still need room for visiting friends and family. The detached home office gives you flexibility whether you work from home, have hobbies to accommodate or simply have the time to enjoy the landscaped garden.

ACCOMMODATION

An inviting entrance hall features bespoke under-stairs storage—ideal for a busy household—with a generously sized cloakroom neatly tucked away at the rear. To one side, the open-plan kitchen and dining room creates a sociable heart to the home, with French doors opening directly onto the garden. The contemporary gloss wood-effect units provide space for both a washing machine and dishwasher, along with a fitted gas hob and an electric double oven beneath. The gas boiler is conveniently housed in one corner.

Across the hall, a bright dual-aspect sitting room also benefits from French doors leading to the garden, filling the space with natural light and offering easy outdoor access.

Upstairs, the master bedroom overlooks the rear garden and enjoys its own en suite shower room. There are two further well-proportioned bedrooms—similar in size, meaning no “box room” family disputes—and a family bathroom serving these rooms completes the accommodation.





OUTSIDE

The property occupies a desirable corner plot and features an attractive rear garden with a sunny south-westerly aspect. Enclosed by a brick wall and fencing, it offers a secure and private space for the whole family to enjoy. The garden has been thoughtfully landscaped, incorporating a mix of patio, lawn, and a sheltered decking area—ideal for outdoor dining and entertaining—framed by sleeper-edged borders and mature shrubs.

A real highlight is the detached timber garden room, currently used as a home office. Fully equipped with power

and network connections, it's the perfect setup for remote working or as a dedicated hobby space. There is also an outside tap at the rear of the house.

From the rear garden, a secure side gate provides access to the driveway, which is notably spacious for a modern home. The front garden has been adapted with additional gravel to create generous parking for approximately three to four vehicles—ideal for families or those who frequently entertain guests. There is also the convenience of an EV charging point. The driveway leads to a single garage with an up-and-over door, providing further storage or parking options.

SITUATION

The house is tucked away in a sought after cul de sac location within walking distance of the village centre, hospital and doctors surgery and local schools. The centre of South Petherton is a picture postcard village with excellent village amenities including favoured infant and junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant "Holm" and the local pub The Brewers Arms is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and a has a useful



late-opening Pharmacy. Not far away at Lopenhead is the iconic "Pip's Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the outskirts of South Petherton also has a wonderful café / restaurant and other facilities. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What3words/////dignity.happier.legroom

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more information.

MATERIAL INFORMATION

Somerset Council Tax Band D

As is common on many modern developments, a managing agent manages the communal areas on the development

and therefore a service charge is payable which currently amounts to c.£300 per annum.

The land to the south east of this development including Quarry Piece Drive, is subject to an outline planning application reference 24/00326/OUT.

CCTV / Doorbell cameras may be recording at the time of any viewings.

Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating			
A	92-100		
B	81-91		
C	69-80	79	84
D	55-68		
E	39-54		
F	22-38		
G	1-21		
England & Wales			



Quarry Piece Drive, South Petherton

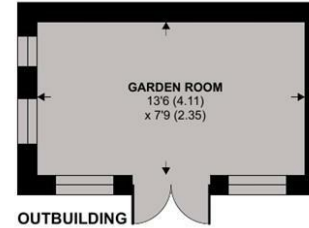
Approximate Area = 954 sq ft / 88.6 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1216 sq ft / 112.8 sq m

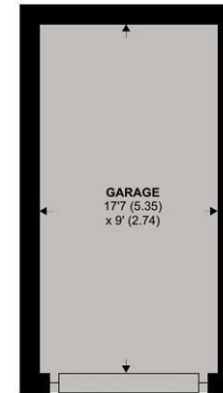
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1380589

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