





**Towers  
Wills**

Town & Country

**6 Font Lane, West Coker, Somerset  
BA22 9BR**

**Offers in excess of £525,000**

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## **Welcome to Font Lane, West Coker, Somerset.**

Located in the sought-after village of West Coker, this impressive four-bedroom detached home offers generous living space and a fantastic location with countryside walks right from the doorstep. Perfect for modern family life, the property combines style, practicality, and comfort throughout.

### **Key Features:**

- **Detached spacious home with countryside walks from the door step.**
- **2,206 sq ft (inc. dbl garage) of beautifully designed living space**
- **Four spacious bedrooms, including en-suite to master bedroom.**
- **Versatile living accommodation.**
- **Dedicated office space ideal for modern living**
- **No onward chain.**







### Ground Floor

Upon entering, you are welcomed into a spacious reception hallway with staircase rising to the first floor. The triple-aspect living room is a bright and airy space, complete with multi fuel burning stove for those cosy nights in. Double-glazed patio doors that open out onto a private patio area complete with hot tub — ideal for relaxing or entertaining. A dedicated home office provides a quiet space for remote working, while a downstairs cloakroom/WC adds convenience.

The heart of the home is a stylish fitted kitchen, boasting a central island with integrated electric hob, breakfast bar, and ample space for a fridge/freezer. Double doors lead through to a versatile conservatory/dining room, providing plenty of space for a large table and chairs, as well as a relaxed seating area, with further patio doors opening out to the rear garden.

A separate utility room offers space and plumbing for both a washing machine and a tumble dryer, complete with base units, sink/drainers, and an external door — ideal after country walks or muddy paws.



### First Floor

The first floor offers four generously sized double bedrooms, with the master enjoying its own en suite shower room. A modern family bathroom features a full suite including bath, separate shower cubicle, vanity wash hand basin, and WC.

### Outside

To the rear, a large enclosed garden is laid to artificial lawn and decorative stone chippings for low maintenance, complemented by a patio area with hot tub. There is also a detached double garage with power, lighting, and an up-and-over door, plus a private driveway with space for two vehicles. The property benefits from oil-fired central heating.



## **SERVICES**

**Utilities:** Mains drainage, electricity, Water and BT.

## **HEATING**

Oil fired central heating

## **EDUCATION**

### **Primary Schools:**

**West Coker** Primary School

### **Secondary Schools:**

**Yeovil** Preston School Academy & Westfield Academy

**Sherborne** Gryphon School

### **Private Schools:**

**Sherborne** Sherborne Prep. Sherborne School, Sherborne Girls, Sherborne International.

**Street** Millfield.

**Sparkford** Hazelgrove.



## **SITUATION**

Tucked in the rolling South Somerset countryside, West Coker is a charming village that blends peaceful rural living with everyday convenience. Just 3 miles from Yeovil and around 20 miles from the stunning Jurassic Coast, it's perfect for families and nature lovers alike.

Enjoy countryside walks from your doorstep, a friendly local pub, Lanes Hotel & restaurant, village shop, butchers, and a real sense of community. With good schools nearby and train stations at Yeovil Junction and Crewkerne offering direct links to London, it's an ideal spot for a relaxed lifestyle with great connections.

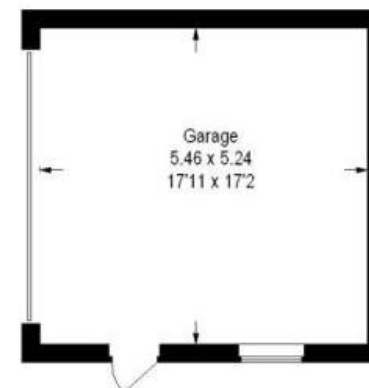
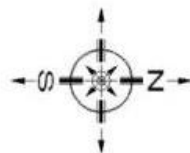




FLOORPLANZ © 2011  
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This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows & door openings are  
approximate.  
Whilst every care is taken in the  
preparation of this plan, please  
check all dimensions, shapes &  
compass bearings before making  
any decisions reliant upon them.

Approximate Gross Internal Area :- 176 sq m / 1894 sq ft  
Garage :- 29 sq m / 312 sq ft  
Total :- 205 sq m / 2206 sq ft

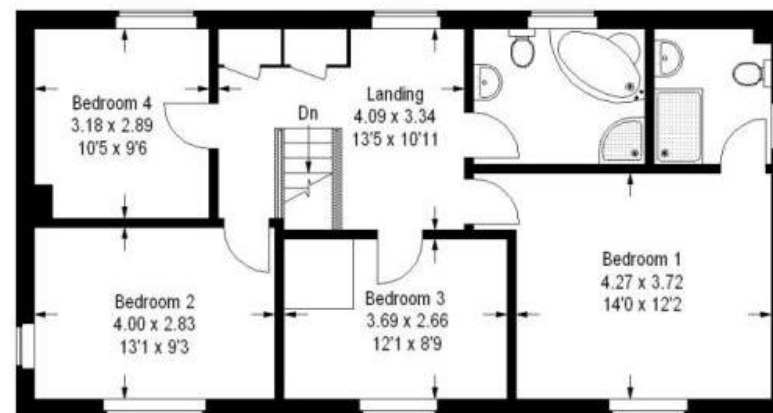


**Garage**

(Not Shown In Actual Location/ Orientation)



**Ground Floor**



**First Floor**

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