



Maple House, Burton Lane, East Coker, Yeovil, Somerset

Guide Price
£1,250,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

An exceptional detached 5 bedroom 3 bathroom hamstone detached house set in 0.65 acre.

Maple House, Burton Lane, East Coker, Yeovil, Somerset, BA22 9LJ


- Exceptional Detached House Stone House
 - 0.65 Acre Plot
 - Quiet Village Location
 - 5 Bedrooms
 - 3 Bathrooms
 - 3 Reception Rooms
 - Triple Garage
- Generous Kitchen Breakfast Room
 - Utility & Cloakroom
 - No Onward Chain

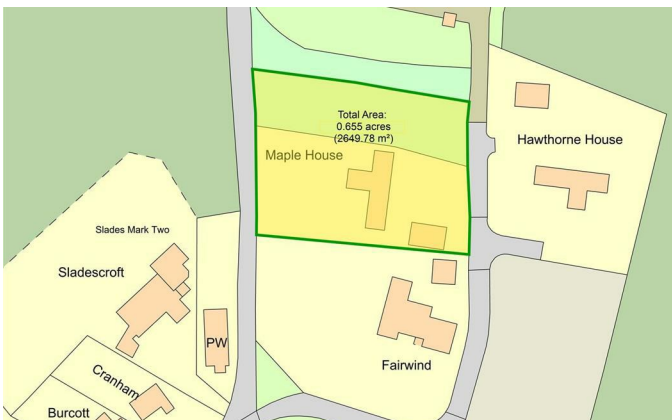
Viewing strictly by appointment through
Symonds & Sampson Yeovil Sales Office
on 01935 423526





An exceptional detached hamstone house built in 2021 nestling in a very quiet no through lane set in 0.65 acre. The accommodation comprises reception hall, very generous kitchen/breakfast/family room, sitting room, snug, study, utility room, cloakroom, first floor landing, 5 bedrooms, (bedroom one having a walk-in wardrobe/dressing area), 3 bathrooms together with a triple garage and ample parking/turning area. The property has underfloor heating on the ground and 1st floor powered by an air source heat pump.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Situation

East Coker, is one of the area's prettiest and most sought-after villages and lies just to the southwest of Yeovil, close to the Dorset/Somerset border.

The property lies at the end of a no-through quiet lane in the village of East Coker. The village is predominantly built of period properties from the local hamstone and has a primary school, church, pub, farm shop and village cafe. Yeovil is just a few minutes drive away with various shopping, business and leisure amenities, as well as mainline rail connections. The surrounding countryside is rich in recreational activities and walks; nearby is Sutton Bingham Reservoir which hosts a range of water sports.

The regional centre of Yeovil is just a few minutes drive away with various shopping, business and leisure amenities, as well as mainline rail connections.

Directions

Leaving the centre of Yeovil on the A30, proceed in a westerly direction up Hendford Hill and at the mini roundabout take the second exit. Continue on the A30, pass the Key Store (convenience shop) and turn immediately left onto Sandhurst Road. Proceed for approximately 2 miles and at the main junction in the village of East Coker turn right. Follow this lane for about 500 metres or so and turn right into Burton Lane. Continue to the end and the entrance lane will be found just in front of you. Proceed up this lane and the property will be the second on your left.

Services

Mains water, drainage and electric. Underfloor heating on ground and 1st floor powered by air source heat pump.

Outside

The property is approached by a sweeping gravelled drive from the end of Burton Lane leading to the main drive and entrance to the house. This is again gravelled with ample parking/turning area and in turn leads to a TRIPLE GARAGE.

The gardens run on three side and are laid to lawn with planted natural hedging, the main garden being south west facing and the whole plot extending to 0.65 acre.





Burton Lane, East Coker, Yeovil

Approximate Area = 2876 sq ft / 267.1 sq m (excludes void)

Garage's = 606 sq ft / 56.2 sq m

Total = 3482 sq ft / 323.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1026594



Symonds & Sampson

ESTABLISHED 1858

01935 423526

Symonds & Sampson LLP

Symonds & Sampson 2 Court Ash, Yeovil, Somerset, BA20 1HG

yeovil@symondsandsampson.co.uk

www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

