



Hardington Mandeville, Yeovil, Somerset.

Guide Price
£1,250,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A fabulous opportunity to acquire this delightful detached house set on a commanding position with breathtaking views over Somerset and Dorset countryside. 14.5 acres in total together with a stable block and tack room. There is an additional 10.9 acres available by separate negotiation.

Hardington Mandeville, Somerset/Dorset Border BA22 9PX

- Detached House, gardens and land, 14.5 Acres in Total
 - Stables and Tack Room
- Exceptional Views Front & Rear
 - 4 Bedrooms, 2 Bathrooms
 - 2 Reception Rooms
 - Kitchen/Breakfast Room
 - Semi Rural Location
 - Garage & Ample Parking
- Further 10.9 Acres Available By Separate Negotiation

Viewing strictly by appointment
Symonds & Sampson
01935 423526





A fabulous opportunity to acquire this delightful detached house set on a commanding position with breathtaking far-reaching views to the front and rear over Somerset and Dorset countryside. The property comes with 14.5 acres in total (including gardens, paddocks and orchard) together with a stable block and tack room. There is an additional 10.9 acres available by separate negotiation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Situation

This beautiful House is arguably located in one of the best situations in the village enjoying exciting and far-reaching views front the front and rear.

Hardington Mandeville is a popular village on the Somerset/Dorset border - many people who move there stay for many years, such is its attractiveness and sense of community. The village has a shop/post office and a public house, a number of thriving clubs such as gardening and amateur dramatics, making it an active village for people of all ages.

Surrounded by magnificent rolling countryside, this is a beautiful part of the country and yet it remains extremely accessible due to the A30, A303 and good rail links from Yeovil Junction, on the Exeter to Waterloo line. In addition, the M5 is within easy reach at Taunton and the village therefore enjoys the best of both worlds, being secluded yet accessible. The regional centre of Yeovil is within easy reach and has a full range of facilities whilst alternatives include Crewkerne, a typical Somerset market town and Sherborne, dominated by its Abbey and historic school. Yeovil 5 miles; Sherborne 10 miles; A303 7 miles; Crewkerne 4 miles (London Waterloo).

The Property

The accommodation comprises a reception hall, utility room, cloakroom/WC, sitting room with fireplace and wood burner, separate dining room, generous kitchen/breakfast room, first-floor landing with lovely views over its land, four bedrooms and two bathrooms.

Outside

The property has dual access gravelled drives (in and out), one furnishing the main house and the second providing access to the stables, but both inter-connected. These provide ample parking/turning areas for various vehicles. There is also a DETACHED GARAGE/OUTBUILDING to the rear of the house.

The Gardens

The main gardens for the house are laid to lawn and grass, heavily planted with shrubs, bushes and trees. The gardens extend to an orchard/utility area with pathways intermingled through the gardens and leading to access to the small paddock of circa 4.7 acres, which has its own gate to the lane. The second paddock circa 9.8 acres adjoins directly to the rear of the property. The views from the gardens, house and land are exceptional. There is a further 10.9 acres available by separate negotiation.

Services

Mains electricity. Oil-fired central heating via radiators. Septic tank drainage. Private water supply.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Directions

What3words
///filed.outsmart.types

Planning Report

We are not aware of any recent planning applications that may affect the property.

Flood Risk Report

We are not aware of any issues.





Oak Farm, Hardington Mandeville, Yeovil

Approximate Area = 2046 sq ft / 190 sq m

Garage = 357 sq ft / 33.1 sq m

Outbuilding = 789 sq ft / 73.3 sq m

Total = 3192 sq ft / 296.4 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). © nchecon 2024. Produced for Symonds & Sampson. REF: 1082537



YEO/SH/21/02/2024



01935 423526

Symonds & Sampson 2 Court Ash
Yeovil
Somerset
BA20 1HG
yeovil@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.

