



East Stoke, Stoke-Sub-Hamdon

Guide Price  
**£695,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



Situated in the charming village of East Stoke, this property features four bedrooms, two bathrooms, and a self-contained two-bedroom annexe/house with income potential. The property is set in 1.82 acres of lovely and secure gardens. It is a very spacious 1930s mock Tudor home.

## East Stoke, Stoke-Sub-Hamdon, TA14 6UQ

- Very Spacious House
- Nestling in 1.82 Acres of Lovely Gardens
  - Self Contained Annexe - 2 Bedrooms
    - 4 Bedrooms to the Main House
      - Sitting Room
  - Large Kitchen/Dining/Family Room
    - Study/Family Room
      - 2 Bathrooms
    - Garage & Parking
- Viewing is a MUST to Appreciate the Lovely Garden

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526







Welcome to this charming 1930s mock Tudor property located in the picturesque village of East Stoke, Stoke-Sub-Hamdon. This delightful house boasts an impressive 3 reception rooms, perfect for entertaining guests with 4 generously sized bedrooms, there is ample space for the whole family to enjoy together with a SELF CONTAINED 2 BEDROOM ANNEXE/HOUSE (income potential) and is set in 1.82 Acres of delightful gardens. Ideal for children to run around and enjoy or for the garden enthusiast!

The property features 2 bathrooms, ensuring convenience and comfort for all residents. Parking will never be an issue with space for up to 5 vehicles. Nestled in a tranquil setting, this property offers a peaceful escape from the hustle and bustle of everyday life.

The village of East Stoke, Stoke-Sub-Hamdon, provides a quintessentially British backdrop with its charming streets and friendly community. Don't miss out on the opportunity to make this house your home. Whether you're looking for a spacious family residence or a peaceful retreat, this property has the potential to fulfil all your needs and more. Contact us today to arrange a viewing and take the first step towards owning your dream home in this idyllic location.





### The Property

The main house stands on a slightly elevated position and away from the road nestling in 1.8 acres. The accommodation comprises an entrance porch, entrance hall, large sitting room with a ham stone fireplace and exposed wooden floor together with a bay window to the lovely garden, a very spacious kitchen/dining/family room, separate study/reception room, cloakroom/wc, garage, first-floor spacious landing, 4 bedrooms with the main bedroom having a dressing/wardrobe area and en suite shower room. There is an attached annexe as mentioned below.

### The Annexe (Little Beside)

Adjacent to the house with its own separate access is the annexe which is arranged on two floors. The entrance door leads to an area with stairs leading to the first floor. A hallway leads to a good-sized sitting room which is light and airy with two double-glazed windows and a fireplace. There is a separate kitchen/breakfast room, separate cloakroom/WC, and separate shower room with a door to a utility cupboard, on the second floor and two double bedrooms and views to the rear.

### Outside

To the front of the property is a well-kept garden of a very good size together with a driveway to the side offering parking and a turning area, which in turn leads to a SINGLE GARAGE. To the front, there is a covered walkway leading to the rear garden, access to the annexe and a side door to the main house.

The rear garden is an absolute gem! The whole plot extends to 1.82

acres with the garden comprising of well-kept flower/rose beds close to the rear of the house, a paved terrace with pathways extending to an extensive lawned garden with deep well-stocked flower beds and borders together with a raised fish pond and an abundance of mature trees and shrubs. A pathway takes you through to a less formal garden which is a delight, planted with many specimen trees and shrubs providing dappled light, shady and sunny areas. There is a chicken run, a great expanse of lawn/grass areas, a tool shed/workshop, a pergola, a field shelter and a wild garden area. This area provides a very high degree of privacy and seclusion, very safe for children to run around and explore or indeed a gardeners paradise together with just enjoying the quiet tranquil atmosphere with friends and family.

### Services

The Main House: Mains water, gas, electricity and drainage. Gas-fired central heating.

The Annexe: Mains water, electricity and drainage. Electric heating.

Broadband - Superfast 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://www.ofcom.org.uk>

The area around Cherry Garth, East Stoke, Stoke-sub-hamdon, TA14 6UQ has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Council Tax: E

### Directions

What 3 words: ///spoiler.outlined.billiard

### Situation

East Stoke is a small village located between the larger villages of Montacute and Stoke Sub Hamdon. The parish of East Stoke has its own pretty parish church and provides easy access to Ham Hill Country Park via a myriad of local footpaths, perfect for dog-walking and general recreation, and boasting stunning views from the top across the South Somerset Countryside. Within walking distance is a local co-op store and the local secondary school. The village also enjoys excellent road links via the nearby A3088 / A303 junction.

To the east is the beautiful village of Montacute famed for its National Trust house and picturesque borough. To the west, the larger village of Stoke Sub Hamdon has a local primary school, public houses, and other village facilities such as stores and a large recreation ground.

This area of South Somerset is particularly sought after, not just because of the wonderful mellow-coloured hamstone properties but also because it offers buyers the perfect blend of accessibility to facilities, road and rail links (Crewkerne station c.10/15 minutes) whilst also lying within 30-45 minutes of the Jurassic coastline and retaining a more rural feel.









# East Stoke, Stoke-Sub-Hamdon

Approximate Area = 2896 sq ft / 269 sq m (includes garage)

Annexe = 526 sq ft / 48.8 sq m

Total = 3422 sq ft / 317.9 sq m

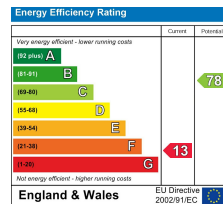
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