



Symonds  
& Sampson

# Ten Acres Cottage

Vagg Hill, Yeovil, Somerset,

# Ten Acres Cottage

Vagg Hill, Yeovil  
Somerset  
BA21 3PS



A simply sensational 4 bedroom, 4 reception room, 3 bathroom detached chalet bungalow.

- Stunning Detached Home
  - Manicured Gardens
    - Paddock
- Incredible Country Views
  - Rare Opportunity
  - Detached Annexe

Guide Price £1,300,000

Freehold

Yeovil Sales  
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## ACCOMODATION

The property also benefits from a workshop, a wood store and a range of outbuildings which could be used to accommodate livestock or converted to Air B&B etc. subject to the appropriate planning permissions.

The property which has oil central heating, coved ceilings and Brazilian mahogany double glazing, has been much extended over the years and is arranged in more detail as follows:

A Mediterranean-style storm porch has a timber entrance door with a side screen leading to the reception hall, which has a timber effect floor, boiler room and a cloakroom with a white suite.

The dining room is a very good size with timber effect floor and doors to the front, whilst there is also a large drawing room with French doors to the rear, two feature arch windows, a lovely gas fired wood burner with brick surround and a tiled hearth.

In keeping with the rest of this property, the kitchen/diner is a very good size being dual-aspect having granite worktops with timber doors, an abundance of base units with drawers and cupboards under, french doors to the rear, a dishwasher, electric oven with hob and a Rayburn used for burning wood.

There is an inner hallway with a cloak cupboard, an airing cupboard and also a useful utility room.

Also on the ground floor, there is a study with a staircase rising to the first floor and an attractive morning room with patio doors to the rear.

Finally, on the ground floor are three bedrooms, two with en suites, and a fully tiled family bathroom.

On the first floor, there is a further double bedroom with two windows offering lovely views.



## OUTSIDE

The gardens are delightful and very much need to be seen to be appreciated with large lawns, an abundance of mature trees, a patio, a traditional working well, three ponds, summerhouse, glorious county views, and a large number of stocked beds and borders, whilst to the rear of the gardens is a further area of paddock.

Alongside the paddock, there are a number of stables, whilst also within the grounds there is a detached annexe with two bedrooms, a sitting room, a kitchen and a bathroom.

The house is approached via electric gates and a long gravelled drive provides extensive parking and in turn leads to a detached double garage with twin up and over doors.





## SITUATION

The village of Chilthorne Domer comprises a church, village hall, public house and primary school. The village lies in close proximity to Yeovil (3 miles), and the County town of Taunton lies some 20 miles away. The A303 is located some 2 miles north providing good access to the Home Counties and London. Mainline railway stations are available at Yeovil (Waterloo) and Castle Cary (Paddington). An excellent range of sporting amenities available locally with Golf at Long Sutton, Yeovil and Sherborne.

## DIRECTIONS

what 3 words: ///submerged.reissued.flopped

## SERVICES

Mains water, electricity and Septic Tank. Oil-fired central heating. Private treatment plant.

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://www.ofcom.org.uk>

## MATERIAL INFORMATION

Council Tax Band: F

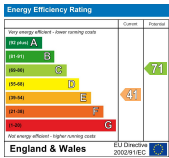
The area around Ten Acres Cottage, Vagg Hill, Yeovil, BA21 3PS has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.



# Vagg Hill, Chilthorne Domer, Yeovil

Approximate Area = 2579 sq ft / 239.5 sq m  
 Limited Use Area(s) = 106 sq ft / 9.8 sq m  
 Garage = 345 sq ft / 32 sq m  
 Annexe = 538 sq ft / 49.9 sq m  
 Outbuildings = 1173 sq ft / 108.9 sq m  
 Total = 4741 sq ft / 440.4 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecrom 2024. Produced for Symonds & Sampson. REF: 1167629



YEO/JS/12/08/2024



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT



Reservoir

Symonds & Sampson

Dale View

Ten Acres Cottage

Area: 2.53 Acres/ 1.02 Hectares

ROMAN ROAD

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LB

0m 10m 20m 30m

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