



Connecticut

Bineham Lane, Yeovilton, Yeovil

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Bineham Lane
Yeovilton
Yeovil
BA22 8EZ



- Very Exceptional Detached Chalet Style Bungalow Set in 0.43 Acre
 - Immaculate Decorative Order
 - Generous Reception Hall
 - Sitting Room
 - Fabulous Fitted Kitchen with Separate Kitchen Bakery Area
 - Breakfast Room
 - 4 Ground Floor Bedrooms (1 En Suite)
 - Family Bathroom
 - 2 Further First Floor Bedrooms & Bathroom
 - Double Garage with Boot Room, Parking For 4/5 Vehicles, Gardens

Guide Price £850,000

Freehold

Yeovil Sales
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THE PROPERTY

Symonds & Sampson are delighted to bring to the market this exceptional detached chalet-style Bungalow offered in immaculate decorative order. The accommodation comprises a large reception hall, a very generous fitted kitchen/breakfast room together with a further bakery area/kitchen, an adjoining family/breakfast room/area, a generous sitting room, four ground floor bedrooms, one being en suite, a family bathroom, first-floor landing, two further first floor bedrooms and a bathroom. The adjoining double garage with access to the kitchen hosts a utility area, up and over doors, and access to a further utility and boot room.

SITUATION

The village of Yeovilton lies about 5 miles to the north of the town of Yeovil. Yeovilton is a delightful village where you will find a church and a public house in the nearby village of Limington.

The larger village of Ilchester lies to the east and is only about 1 mile distant; here you will find local shops, restaurants, pubs, a garage with a petrol station with a convenience shop and a primary school. The A303 trunk road is only a couple of miles away and this gives both swift and direct access to London, home counties and throughout the Southwest.

The large town of Yeovil, again, is only 5 miles away to the south, offering a comprehensive range of shopping and leisure facilities including a golf course and a mainline rail connection (London Waterloo) from Yeovil Junction. The historic Abbey town of Sherborne is about 8 miles away and the South Coast at West Bay is approximately 23 miles away.

DIRECTIONS

what3words ///chuck.bend.soup





OUTSIDE

To the front of the property is a walled entrance leading to a long drive with lawned gardens on either side, in turn, leading to the parking for 4/5 vehicles with a turning area. There is an entrance gate leading to a private courtyard area which could be used for alfresco dining/entertaining area or used as an additional "outside room.

INTEGRAL DOUBLE GARAGE with an electric up-and-over door, interlocking vinyl floor tiling, plumbing for washing machine, further access to a storage/boot room and doors to outside. There is access on either side of the

property leading to the rear garden.

The rear garden is a generous size and a real delight. It comprises formal gardens with lawned area, pathways, well-planted flower/shrub beds, a garden shed/store, a Harley's Botanic greenhouse, a pergola and a pathway together with a good-sized paved terrace area set out for use as a seating/dining area. Access to the front. Please see additional images of the garden on this brochure.

SERVICES

Mains electric, water and electricity. Oil-fired central

heating via radiators.

Broadband: Superfast available

MATERIAL INFORMATION

Flood risk: Very Low

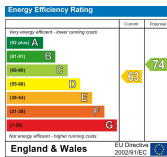
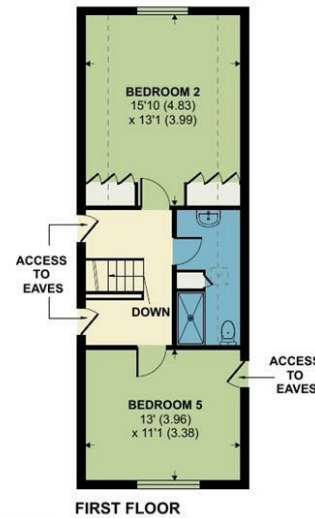
Council Tax E



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Approximate Area = 2361 sq ft / 219.3 sq m
 Limited Use Area(s) = 87 sq ft / 8 sq m
 Garage = 518 sq ft / 48.1 sq m
 Total = 2966 sq ft / 275.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1233710



YEO/SH/22.01.2025



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