

Symonds  
& Sampson

Symonds  
& Sampson  
01935 42226  
FOR SALE

# Church Cottage

Mudford, Yeovil



# Church Cottage

Mudford  
Yeovil  
BA21 5TJ



- Delightful Cottage
- Many Character Features
  - Country Views
  - Gardens
  - Parking
- Internal Viewing Advised

Guide Price £280,000  
Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)





## THE DWELLING

A very well-presented detached cottage offering many character features including flagstone floors, beamed ceilings, timber doors, window seats and wood burners. The property also has uPVC double glazing and electric heating.

## ACCOMMODATION

This very well-presented property is arranged over two floors as follows: An entrance door with wrought iron door furniture leads to the hall having a staircase to the first floor with an understairs storage cupboard.

The sitting room is a good size with a lovely central feature stone fireplace with a wood burner inset, and beamed ceiling, whilst UPVC double-glazed doors lead to the rear. The dining room also has a wood burner with a beam over, whilst off here is a useful utility room with plumbing for an automatic washing machine, which, in turn, is a cloaks/shower room off with a white suite.

The galley kitchen is a real feature having a comprehensive range of timber effect worktops with cream doors, double wall cupboard and a good range of base units with drawers and cupboards under. There is both floor and wall tiling, a stable door to the rear and plumbing for an automatic washing machine.

On the first floor is a landing, and three bedrooms with the largest having an en suite shower room with a white suite having a free-standing bath with a handheld shower attachment and attractive timber panelling to dado height.

## OUTSIDE

To the rear of the property are two sections of garden one comprising a gravelled area, fuel store, rockery and a gate to the front, whilst there is a separate area of garden having decking, light and enclosed by lap panel fencing.

## SITUATION

Mudford Village has its own recreation ground, church and public House. The regional centre of Yeovil Town lies 1.5 miles distant.

Nearby Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park, for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level and Yeovil Town Football Club otherwise known as the Glovers.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff.

There is a wide choice of schools locally, both in the independent and state sectors. The nearby secondary schools include Bucklers Mead Academy, Westfield Academy and Preston School Academy along with Yeovil College of Further Education. There's Perrott Hill School, which comprises a Montessori nursery, pre-prep and prep school and other independent local schools including the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College Taunton.

## DIRECTIONS

What 3 Words: [///regularly.florists.margin](#)

## SERVICES

Mains water, electricity and drainage. Electric heating.

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>

Please note there are solar panels but they are not currently in working order.

## MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: High. Please note that this area is known to flood but we are informed by our client that the water levels have never reached their property.





## Mudford, Yeovil

Approximate Area = 986 sq ft / 91.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1238599



Energy Efficiency Rating	
Current	Target
94	94
92	92
90	90
88	88
86	86
84	84
82	82
80	80
78	78
76	76
74	74
72	72
70	70
68	68
66	66
64	64
62	62
60	60
58	58
56	56
54	54
52	52
50	50
48	48
46	46
44	44
42	42
40	40
38	38
36	36
34	34
32	32
30	30
28	28
26	26
24	24
22	22
20	20
18	18
16	16
14	14
12	12
10	10
8	8
6	6
4	4
2	2
0	0



YEO/RES/03.02.2025



01935 423526

yeovil@symondsandsampson.co.uk  
Symonds & Sampson LLP  
2, Court Ash,  
Yeovil, Somerset BA20 1HG



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

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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.