



Symonds
& Sampson

High Street

Queen Camel, Yeovil, Somerset

High Street

Queen Camel
Yeovil
Somerset
BA22 7NE



- Spacious Throughout
 - Large Gardens
- Excellent Decorative Order
 - Village Location
 - Rare Opportunity
 - Viewing Advised

Guide Price £585,000

Freehold

Yeovil Sales
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THE DWELLING

A super detached property offering oil central heating, uPVC double glazing being set well back from the high street. An early viewing is very much advised.

ACCOMMODATION

The property is very spacious and well-presented which comprises a uPVC double-glazed entry door that leads to the split-level reception hall which has a parquet floor, attractive tiled shelves with archways over, timber panelled walls, feature corner seat and a staircase rising to the first floor.

The sitting room is a really good size being dual aspect having a central feature woodburner with unique white rendered arch surround with deep shelves to either side having natural stone base and timber mantles, and attractive parquet floor. UPVC double-glazed patio doors lead to the front garden and glazed french doors to the hall.

The kitchen/breakfast room is absolutely sensational being recently installed with a stunning range of units with quartz worktops, grey doors and gunmetal door furniture. There is an abundance of base units with drawers and cupboards under and wall cupboards. Fitted appliances include a wine cooler, oven and dishwasher, whilst there is both floor and wall tiling. There are uPVC double-glazed doors to both the front and rear.

In keeping with the rest of the property the dining room is a good size overlooking the front of the property also having a parquet floor. This could also be used as a study or an occasional bedroom 4.

Finally on the ground floor is a utility room with a boiler and a cloakroom off with a blue suite and timber-panelled walls.

On the first floor is a landing, which is a good size having a lovely open aspect to the front with a hatch to the roof space. There are three double bedrooms all having beamed ceilings with the largest having an en suite shower room being fully tiled with a white suite. There is also a family bathroom that is fully tiled with a contemporary white suite and a free-standing bath.





OUTSIDE

There is a very good-sized lawned garden having an abundance of mature trees including Sycamore and Oak. Raised beds, a large patio, a shed with power, an outside tap and a gate to the side.

At the rear of the property is a gravelled area being enclosed by lap panel fencing, whilst there is a single garage with an up and over door and parking.

SITUATION

Queen Camel is a village on the banks of the river Cam in South Somerset some six miles north of Yeovil. The parish includes the hamlet of Wales, Hazlegrove House and surrounding farmland, and has a population of around 1,000. It has some fine old buildings and its recorded history goes back a thousand years but it is very much a modern, working village. Thanks partly to a major trunk road which passes through the parish and the A359 which passes through the village it has the benefit of unusually good amenities for a settlement of this size including doctors surgery and primary

school. Not only does it serve its own inhabitants and passing trade but it also acts as a local hub for neighbouring villages and parishes including West Camel, Sparkford, Marston Magna and South Cadbury.

Queen Camel has a busy communal life and supports a large number of recreational and civic societies and organisations. In 2011 it was chosen to pilot the so-called Front Runner scheme under the government's Localism Act, the first parish council in Somerset to be so honoured.



DIRECTIONS

What 3 words: ///cotton.motive.rebounds

SERVICES

Mains water, electricity and drainage. Oil-fired central 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>

MATERIAL INFORMATION

Council Tax Band: F

There is a very low flood risk for this property. While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

High Street, Queen Camel, Yeovil

Approximate Area = 1763 sq ft / 163.7 sq m

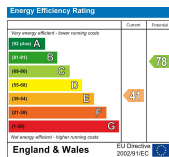
Garage = 120 sq ft / 11.1 sq m

Total = 1883 sq ft / 174.8 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). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1240680



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