



## East Coker, Yeovil

A very well presented natural stone 4 bedroom 2 bathroom detached house sitting in a plot of 0.22 acre ( 1/5 acre).

Guide Price  
**£735,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## East Coker, Yeovil, Somerset, BA22 9HY

- Quiet Village Location
- 4 Bedroom Detached Natural Stone Cottage
  - 0.22 Acre Plot
  - Sitting Room
    - Study
- Garden Room/Dining Room
- Garage & Ample Parking
- Summerhouse/ Cabin
  - 2 Bathrooms

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526







A substantial detached natural stone four-bedroom, three reception room cottage nestling in this quiet sought-after village of East Coker. The property is beautifully presented throughout and occupies a substantial plot of 0.22 acre (1/5 acre).

#### The Property

A very pretty natural stone 4 bedroom 2 bathroom detached house sitting in a plot of 0.22 acre ( 1/5 acre).

The accommodation comprises entrance hall, sitting room with fireplace and woodburner, separate study, generous garden room/dining room, fabulous fitted kitchen with a Rangemaster cooker range, integral dishwasher, wine chiller and microwave, utility room, cloakroom/wc, first floor landing, 4 bedrooms, en suite shower room and family bathroom.

#### Outside

To the front of the property is a driveway providing ample off-road parking and turning together with a good sized lawn with planted trees and shrubs.

#### Single Garage

With 'up and over' door, power, light and pedestrian door to the rear garden.

#### Rear Garden

With gated side access, a large garden enjoying a good degree of privacy, being majority laid to lawn with large paved terrace for alfresco dining and a summerhouse/cabin.

#### Summerhouse/Cabin

A versatile and particularly useful building, currently fitted and used as a bar and games room with power and light.

#### Situation

East Coker, is one of the area's prettiest and most sought-after villages and lies just to the southwest of Yeovil, close to the Dorset/Somerset border.

The property lies close to the centre of this beautiful quiet village which is predominantly built of period properties

from the local hamstone and has a primary school, church, pub, farm shop and village cafe. Yeovil is just a few minutes drive away with various shopping, business and leisure amenities, as well as mainline rail connections. The surrounding countryside is rich in recreational activities and walks; nearby is Sutton Bingham Reservoir which hosts a range of water sports.

#### Services

Mains water, electricity and drainage. Oil fired central heating - to be confirmed

#### Directions

What3words:  
direct.sheds.beep

#### Agents Notes

The property is located in a conservation area.

# East Coker, Yeovil

Approximate Area = 1944 sq ft / 180.5 sq m

Garage = 175 sq ft / 16.3 sq m

Outbuilding = 258 sq ft / 24 sq m

Total = 2377 sq ft / 220.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Symonds & Sampson. REF: 1083590



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

YEO/SH/12/02/2024



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