



Symonds  
& Sampson

# Grass Hill

High Street, Hardington Mandeville, Yeovil, Somerset



# Grass Hill

High Street  
Hardington Mandeville  
Yeovil  
BA22 9PJ



- A Fabulous Detached House set in 0.56 Acre
  - Offering Much Character & Charm
- Flexible Accommodation, Could Easily Create a Separate Annexe/Secondary Accommodation
  - 5/6 Bedrooms
  - 3 Bathrooms
  - 3/4 Reception Rooms
- Detached Garage and Workshop with Loft Room Above (Ideal Work From Home Space)
  - Grade II Listed
- Very Quiet Village (No Main Roads)
- Beautiful Gardens & Vegetable Garden

Guide Price £795,000  
Freehold

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## THE DWELLING

A charming detached character Grade II Listed house circa 17th Century or earlier, offering very flexible accommodation (Potential to create a self contained annexe with its own entrance) nestling in a quiet village location set in 0.56 acre.

## ACCOMMODATION

The accommodation comprises a reception hall, lovely sitting room with exposed timbers and inglenook fireplace, wonderful dining room with a hamstone fireplace, beautiful kitchen/breakfast room with fitted AGA, utility lobby, inner hall, lobby, cloakroom/WC, study, family/music room, first floor landing, principle bedroom (with good ceiling heights) with its own dressing room and en suite, 4 further bedrooms, family bathroom and shower room. There is potential to divide/separate part of the accommodation to provide a self contained annexe/cottage with its own private entrance (subject to the relevant planning permission/building regulations being obtained).

## OUTSIDE

To the front of the property is a well-maintained garden with a gate and pathway leading to the front entrance.

To the side of the property is a paved driveway and turning area for several vehicles, together with a DETACHED GARAGE AND WORKSHOP with a loft room above (see floor plan). Excellent potential to create space for a work from home area.

The main gardens are found to the rear and side of the property, wonderfully cared for, generous lawned areas, mature flower/shrub beds and borders, lovely views, paved patio/terrace overlooking the garden, mature trees, stone laid pathways, water well, greenhouse, pergola, raised beds, small polytunnel and summerhouse. All in all an absolute gem!







## SITUATION

Hardington Mandeville is a popular village on the Somerset/Dorset border - many people who move there stay for many years, such is its attractiveness and sense of community. The village has a shop/post office and a public house, a number of thriving clubs such as gardening and amateur dramatics, making it an active village for people of all ages.

Surrounded by magnificent rolling countryside, this is a beautiful part of the country and yet it remains extremely accessible due to the A30, A303 and good rail links from

Yeovil Junction, on the Exeter to Waterloo line. In addition, the M5 is within easy reach at Taunton and the village therefore enjoys the best of both worlds, being secluded yet accessible. The regional centre of Yeovil is within easy reach and has a full range of facilities whilst alternatives include Crewkerne, a typical Somerset market town and Sherborne, dominated by its Abbey and historic school. Yeovil 5 miles; Sherborne 10 miles; A303 7 miles; Crewkerne 4 miles (London Waterloo).

## DIRECTIONS

What 2 words:

///boating.spearhead.payback

## SERVICES

Mains water, drainage and electricity. Oil fired central heating via radiators.

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: G

Flood risk: Very Low









# Hardington Mandeville, Yeovil

Approximate Area = 2271 sq ft / 210.9 sq m

Limited Use Area(s) = 268 sq ft / 24.8 sq m

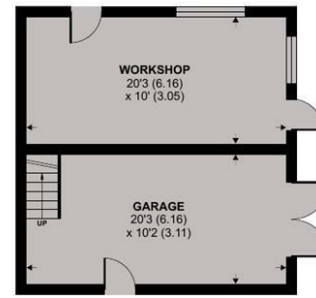
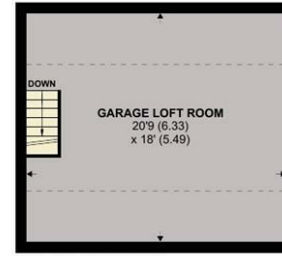
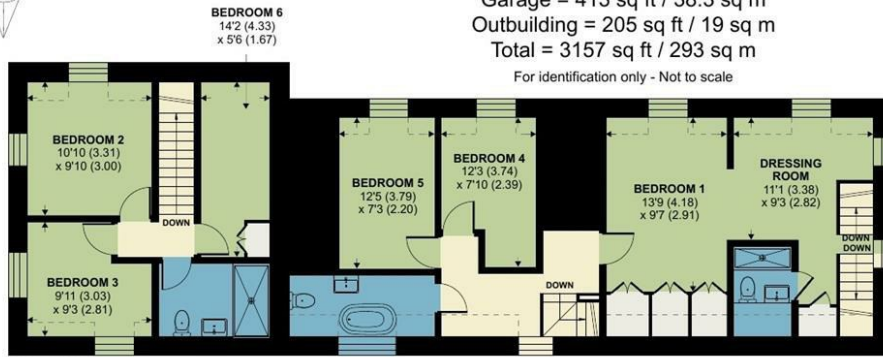
Garage = 413 sq ft / 38.3 sq m

Outbuilding = 205 sq ft / 19 sq m

Total = 3157 sq ft / 293 sq m

For identification only - Not to scale

Denotes restricted  
head height



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: 1238904



YEO/SH/08.04.2025



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