

A two-story house with a stone facade and a red garage. The house has a grey tiled roof and a red brick chimney. The front door is red and has a small wooden porch. There are several windows with white frames and shutters. The house is surrounded by a green lawn and some shrubs. A paved driveway leads to the garage.

Symonds  
& Sampson

# Nursery Gardens

Hardington Moor, Yeovil, Somerset



# Nursery Gardens

Hardington Moor  
Yeovil  
Somerset BA22 9FL



- Modern Detached 4 Bedroom Home
- Quiet Village Location with No Main Roads
  - Spacious Hall
  - Cloakroom
  - Sitting Room
  - Study
- Generous Kitchen/Dining Room
  - Double Garage & Parking
- Air Source Heating (Underfloor & Radiators)
- Double Glazed Windows with Fitted Blinds

Guide Price £545,000

Freehold

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## THE PROPERTY

A modern detached very appealing home with a double garage nestling in an exclusive development in the highly sought after and active village of Hardington Moor. This small development of 10 properties was built in 2020 and therefore benefits from the remainder of the NHBC warranty. This well appointed home benefits from excellent energy efficiency with heating and hot water provided by an air source heat pump with underfloor heating throughout the ground floor. The light and airy accommodation is immaculately cared for and comprises a sitting room with an electric fire and front aspect bay window, a dedicated study, a spacious entrance hall with downstairs WC and of particular note is the open plan kitchen/dining room. The kitchen area comprises a range of integrated appliances including an induction hob, double oven, fridge/freezer, and a dishwasher and includes low-level spotlights beneath the fitted units. There is also ample space for family dining/entertaining and French doors which open directly to the garden. A separate utility room is set off the kitchen providing additional storage options, space for further white goods and access to the double garage. On the first floor, there are four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a large en-suite shower room. The three further bedrooms are all generously sized and are supported by the tastefully appointed family bathroom.

## OUTSIDE

The front garden is predominantly laid to lawn and bounded by stone walling. The driveway provides ample off road parking for two cars and leads to the DOUBLE GARAGE which features separate up and over doors, light, power and a pedestrian door leading to the rear garden.

The rear garden, which can also be accessed via a side gate, is predominantly laid to lawn and is fully enclosed by panelled fencing with lattice privacy screening. A patio area and a larger section of composite decking provide an ideal spot for alfresco dining/outdoor entertaining.

## SITUATION

Nursery Gardens is situated on the edge of this very popular hamlet lying in a rural, yet accessible location between Yeovil and Crewkerne. Village facilities include a Public House, post office/shop, church and a village hall. Hardington has a good community feel with this being an active village with numerous clubs and societies. Both Yeovil and Crewkerne offer a wide range of amenities, including mainline railway stations, Waitrose supermarket in Crewkerne and schooling at all levels. This part of Somerset is known for its beautiful countryside with the neighbouring Hardington Moor National Nature Reserve a short walk from the property along with two popular long-distance footpaths, Monarch's Way and the Liberty Trail.

The Dorset border and the Jurassic Coast are both within easy distance from the property.

## DIRECTIONS

What3words: ///fixated.strike.treaty

## SERVICES

We understand that mains electric, water and drainage are connected to the property.

A+ rated energy efficient air source heat pump for the heating and hot water.

Broadband - Superfast broadband is available.

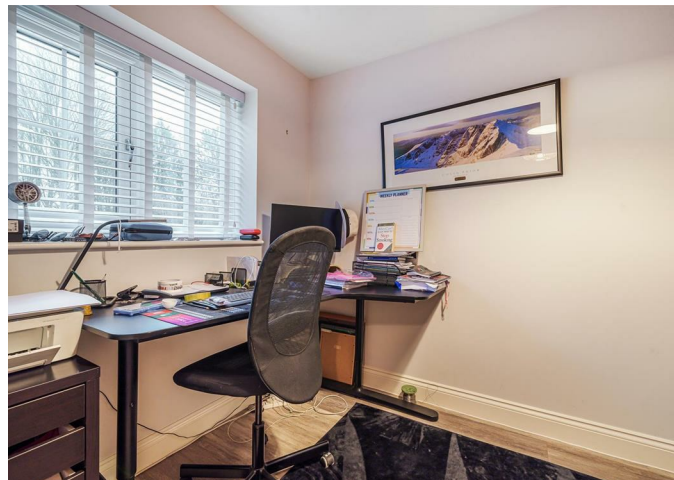
Mobile phone network coverage is likely outside with limited access inside.

(Information from Ofcom <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Flood risk: Very Low

Council Tax Band: F





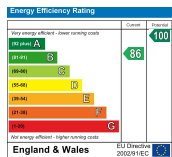
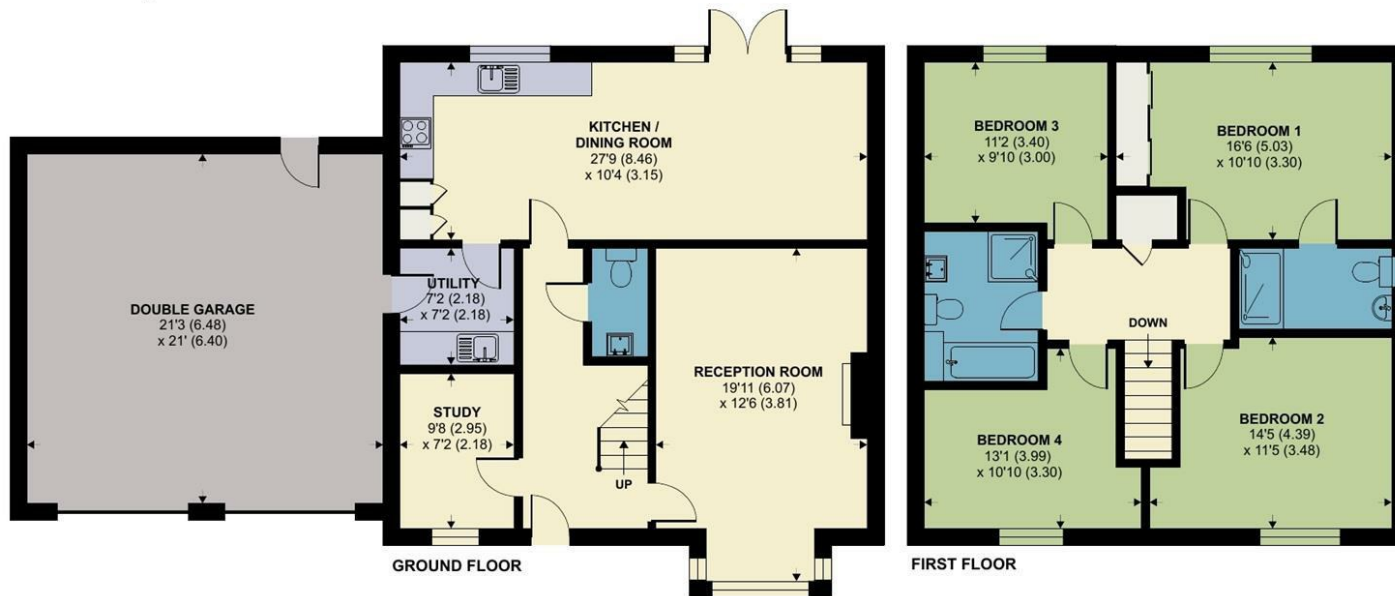
# Nursery Gardens, Hardington Moor, Yeovil

Approximate Area = 1588 sq ft / 147.5 sq m

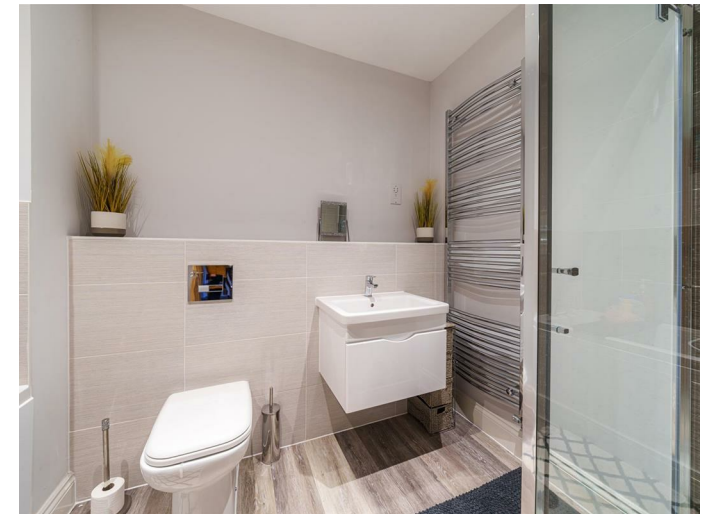
Garage = 448 sq ft / 41.6 sq m

Total = 2036 sq ft / 189.1 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1254640



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