

A photograph of a two-story house with a thick, dark thatched roof. The house has cream-colored walls and several white-framed windows with dark brown lintels and sills. A red brick chimney is visible on the right side of the roof. The house is set in a lush garden with a green lawn, various shrubs, and trees. A green compost bin is visible in the background. The sky is clear and blue.

Symonds
& Sampson

Hightrees

Rectory Lane, Hardington Mandeville, Yeovil, Somerset

Hightrees

Rectory Lane
Hardington Mandeville
Yeovil
Somerset BA22 9PG



- Tucked Away Location
- Superbly Presented
 - Desirable Village
- Double Garage & Parking
 - Rare Opportunity
 - Viewing Advised

Guide Price £500,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A fine and spacious semi-detached property with sealed unit double glazing, oil central heating, attractive timber floors, and extensive oak flooring on the ground floor. The house lies in a quiet cul de sac in one of the area's most popular villages, and early viewing is advised.

ACCOMMODATION

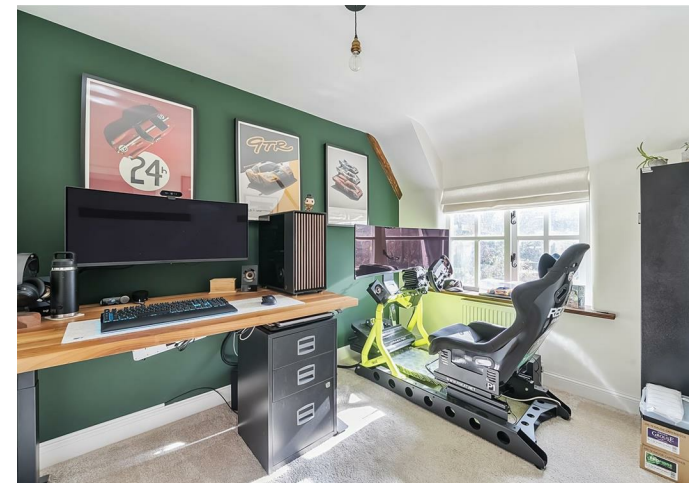
A thatched pillared storm porch with a part glazed entrance door leads to the reception hall, which is a good size and has a staircase rising to the first floor, exposed brickwork and a useful understairs storage cupboard.

The sitting room is a good size being dual aspect having a central feature brick open fireplace with canopy and tiled floor. Please note that our clients no longer use this fireplace however we are informed by our vendors that a number of homes in the cul de sac do have wood burners. There is a beamed ceiling, whilst an archway leads to the dining room which in turn overlooks the rear of the property.

The fitted kitchen overlooks the garden to the rear and has a comprehensive range of units with marble-effect worktops with blue doors. Fitted appliances include a four-ring hob, hood and dishwasher. There is a good range of wall cupboards and a number of base units with drawers and cupboards under. Off here lies the utility room, with a door to the rear and plumbing for an automatic washing machine.

Finally, on the ground floor is a useful study enjoying an open aspect over the front of the property.

On the first floor is a good size galleried landing, having a hatch to the boarded roof space and an airing cupboard. There are four bedrooms, an en suite to the master and a family bathroom with a white suite and gold lustre fittings.





OUTSIDE

At the front of the property is a small area of garden. To the rear and side is a good size garden comprising of lawn, two patios, mature trees, gravelled pathways, stocked beds and borders and partly enclosed by natural stone walling.

Opposite the house there is parking for two vehicles, which leads to a double garage with twin up and over doors.

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 3 words: [///symphonic.hints.bluff](http://symphonic.hints.bluff)

SERVICES

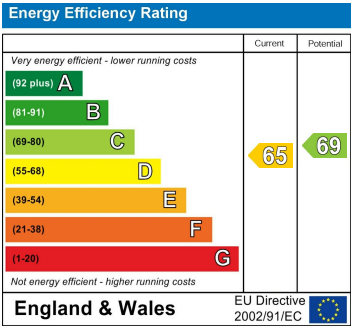
Mains electric, water, drainage. Oil-fired central heating via radiators.

Broadband - Superfast broadband is available.
 Mobile signal/coverage - Available both indoors and outside
 (Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: F

Flood Risk - Very Low



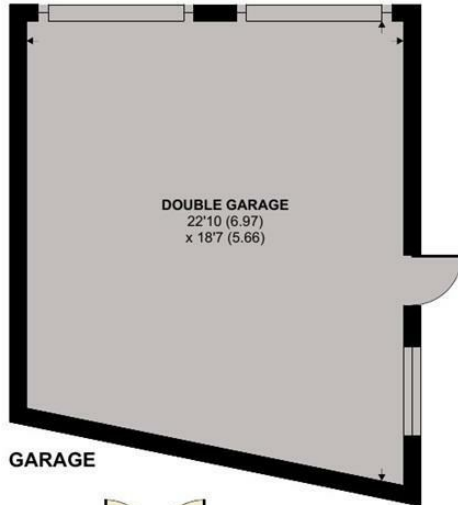
Hightrees, Hardington Mandeville, Yeovil

Approximate Area = 1422 sq ft / 132.1 sq m

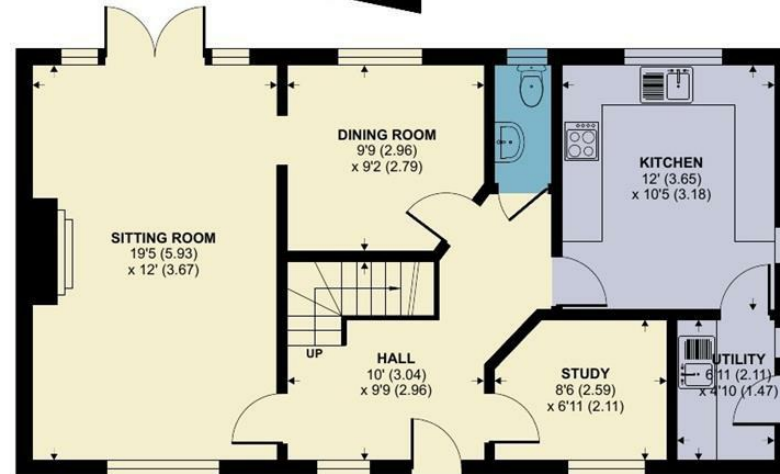
Garage = 389 sq ft / 36.1 sq m

Total = 1811 sq ft / 168.2 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST 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: 1268569



YEO/JS/01.04.2025



01935 423526

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



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 of 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.

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