

Symonds
& Sampson



Foxhole House

East Coker, Yeovil, Somerset

Foxhole House

East Coker
Yeovil
Somerset
BA22 9HH



- Spacious Throughout
- Glorious Country Views
 - Extensive Parking
 - Double Garage
- Private Gardens with Workshop
 - Early Viewing Advised

Guide Price £695,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A very spacious detached property coming to the market for the first time since its construction in the late 1980s. The property benefits from oil central heating, uPVC double glazing, extensive timber effect flooring and coved ceilings.

ACCOMMODATION

The house is spacious throughout with accommodation comprising a reception hall with a cloakroom off, a super dual aspect sitting room having a mock hamstone fireplace with hearth and a dining room with uPVC double glazed patio doors to the rear.

There is a useful study which overlooks the front of the property and a very good size kitchen/breakfast room with a range of units with timber effect worktops and timber doors with fitted appliances including a four-ring hob, double oven and cooker hood.

Off here is a large utility room with a door to the rear.

On the first floor is a very good size galleried landing with a double airing cupboard, whilst there are four bedrooms, all being doubles, with the largest having a fully tiled shower room with a light coloured suite, whilst there is also a further family bathroom.

OUTSIDE

To the front of the house is parking for 6-8 vehicles which leads to a double garage with twin up and over doors, whilst there are also large lawns and flower beds.

To the rear of the property, the garden is laid to lawn having patios, a large workshop, tap, a greenhouse and a gravelled pathway.

SITUATION

East Coker is one of the prettiest villages in South Somerset with a large number of fine stone and thatched houses/cottages, along with the very popular Helyar Arms Public House. The village supports an active population with a parish church. The A303 is about 11 miles away linking with the M3 to London and the M5 at Taunton to the southwest, south Wales and the Midlands. Mainline railway services to London / Waterloo from Yeovil. Yeovil with its wider range of amenities lies approximately 3 miles distant.

DIRECTIONS

What 3 words: ///judge.lists.cover

SERVICES

Mains electricity and oil central heating. The property has a private water supply and a septic tank.

Broadband - Ultrafast broadband is available.

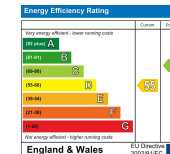
Mobile phone network coverage is likely outside with limited access inside.

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

MATERIAL INFORMATION

Council Tax Band: F

Flood Risk: Very Low





East Coker, Yeovil

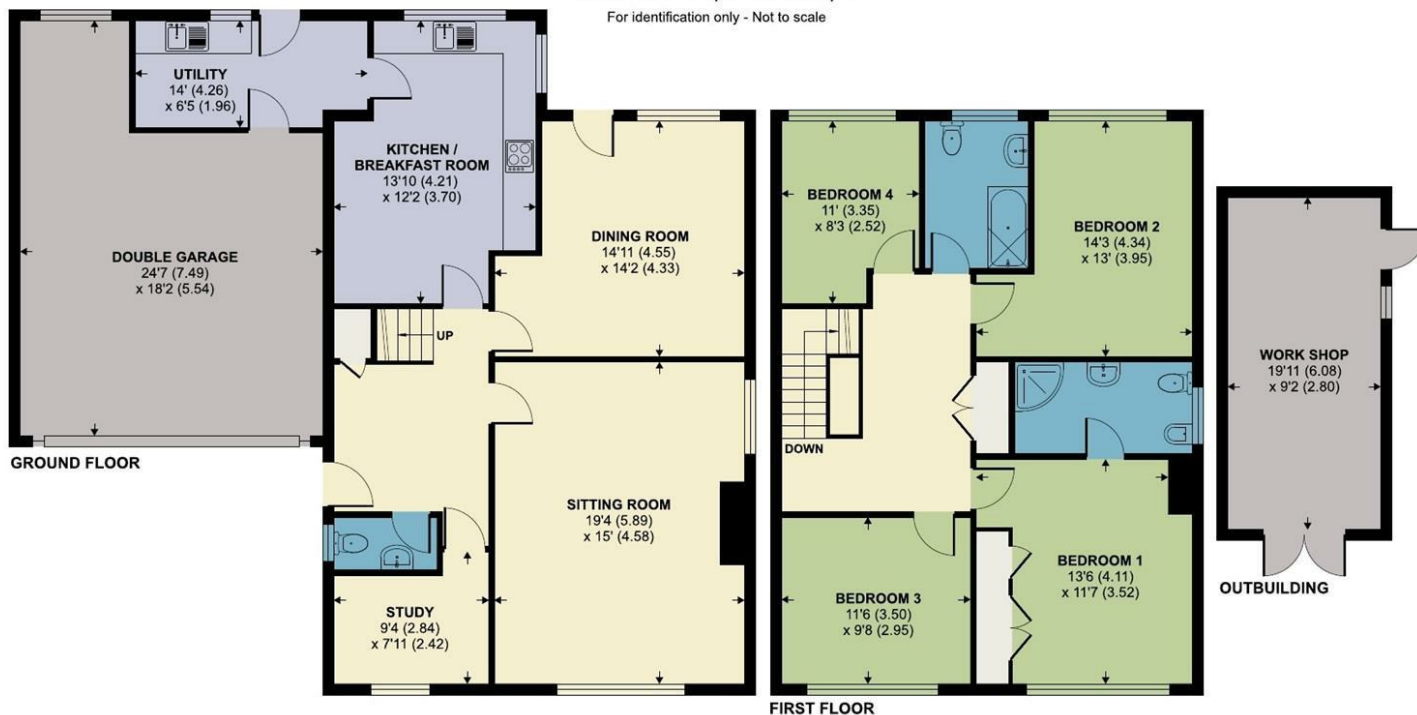
Approximate Area = 1818 sq ft / 168.8 sq m

Garage = 375 sq ft / 34.8 sq m

Outbuilding = 183 sq ft / 17 sq m

Total = 2376 sq ft / 220.6 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: 1271856



YEO/JS/02.04.2025



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