

Symonds  
& Sampson

# Burton Cottage

Burton Lane, East Coker, Yeovil



# Burton Cottage

Burton Lane  
East Coker  
Yeovil  
BA22 9LJ



- Charming Village Cottage
- Sitting Room, Separate Dining Room
- Family Room/Ground Floor Bedroom 4
- Ground Floor Bathroom Study/Lobby Area
- Kitchen/breakfast Room with High Ceiling
  - 3 First Floor Bedrooms
  - Shower Room
  - Off Road Parking
- Lovely Garden to The Rear
  - Grade II Listed

Guide Price £475,000

Freehold

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## THE PROPERTY

A charming thatched village cottage nestling in a quiet no-through lane and offering very flexible accommodation, including three reception rooms, one of which could be used as a ground floor bedroom. Benefits include off-road parking and a lovely rear garden.

## THE ACCOMMODATION

The accommodation comprises an entrance door, a kitchen/breakfast room with a cooker range and high ceiling, a lobby/study area, a sitting room with a stone fireplace, a large separate dining room with a wooden floor, a door leading to a further family room/ground-floor bedroom 4 with fireplace, a large bathroom with a roll-top bath and separate shower, a first-floor landing, three bedrooms, and a shower room.

## OUTSIDE

To the front of the property, there is OFF LANE PARKING for two cars together with a pathway and garden area leading to the rear.

The rear garden has a good-sized lawn with views to the paddock land.

## 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 village 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; Sutton Bingham Reservoir hosts a range of water sports nearby.

## DIRECTIONS

What3words:  
///cotton.span.liked

## SERVICES

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

Broadband - Ultrafast broadband is available.

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

## MATERIAL INFORMATION

The ridge was recently replaced, and a new oil tank was recently installed.

Flood Risk: Low

Council Tax Band: E

Grade II Listed



# Burton Lane, East Coker, Yeovil

Approximate Area = 1549 sq ft / 143.9 sq m

Outbuildings = 109 sq ft / 10.1 sq m

Total = 1658 sq ft / 154 sq m

For identification only - Not to scale



YEO/SH/04.04.2025



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