

A photograph of a traditional stone house with a tiled roof and a large tree in the foreground. The house is made of light-colored stone and has a white door and windows. The roof is tiled and has a chimney. A large tree with yellow leaves is in the foreground on the right. The sky is blue with some clouds.

Symonds
& Sampson

8 Church Street
West Coker, Yeovil, Somerset

8 Church Street

West Coker
Yeovil
BA22 9BD



- Fabulous Period Property
- Very Large Rear Garden
- Parking For Two Cars
- Quiet No Through Lane
 - Character Features
- Central Heating Via Radiators
 - En Suite Shower Room
- Walk-In Dressing Room/Wardrobe
- Ground Floor Bedroom 4 with Facilities

Guide Price £450,000

Freehold

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THE PROPERTY

A charming and spacious period house nestling in a quiet no through lane in this lovely Somerset village, adjoining St Martin's Church and playing field. Benefits include parking for two vehicles to the front, together with a very large mature and secure garden.

ACCOMMODATION

The accommodation comprises entrance hall, sitting room, open aspect to the dining room which has an oil fired Rayburn (providing hot water and heating the towel rail in the main bathroom), kitchen, garden room, former ground floor bedroom, now an ideal study, utility/cloakroom room (formally an en suite and pipework still in place), first floor split landing, three bedrooms (one with walk in wardrobe/dressing room), en suite shower room and family bathroom.

OUTSIDE

To the front of the property is a parking bay with space for two cars. A stone retaining wall and central path with lawns on either side lead to the front door. There is also a gated side access leading to the rear garden.

The large rear garden is a particular jewel in this crown enjoying much light and sunshine and mainly laid to lawn with mature beds and borders, apple trees, fruit trees, cooper beech, natural hedging to one side, panel fencing to the other, patio/terrace area ideal for alfresco dining, two garden sheds, all of which adjoins St Martins church and playing field to the side.





SITUATION

This lovely property is located towards the end of a quiet no through lane close to St Martin's church and adjoining playing field. West Coker is one of the area's prettiest and most sought-after villages, predominantly built of period properties from the local hamstone intermingled with more modern properties and small businesses.

The range of amenities includes a doctor's surgery, primary school, public houses, restaurant/hotel and bar, butchers, village hall,

garage, shops, along with many clubs including tennis, cricket, gardening, cinema, youth, cubs, scouts, beavers, brownies and many more.

Nearby Yeovil being the regional centre has its lovely Country Park boasting 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that makes up Ninesprings is believed to have been developed as an ornamental park, for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level and Yeovil Town Football Club otherwise known as the Glovers.

There is a wide choice of schools locally, both in the independent and state sectors.

There are extensive opportunities for equestrian sport and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.



Located close to the Somerset/Dorset border, the area provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés.

Ham Hill to the west is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within reasonable driving distance.

DIRECTIONS

what3words:

///historic.flattery.lordship

SERVICES

Mains electric, water and 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

The property is in a conservation area, but is NOT a listed property.

There is a tree preservation order in place in the rear garden.

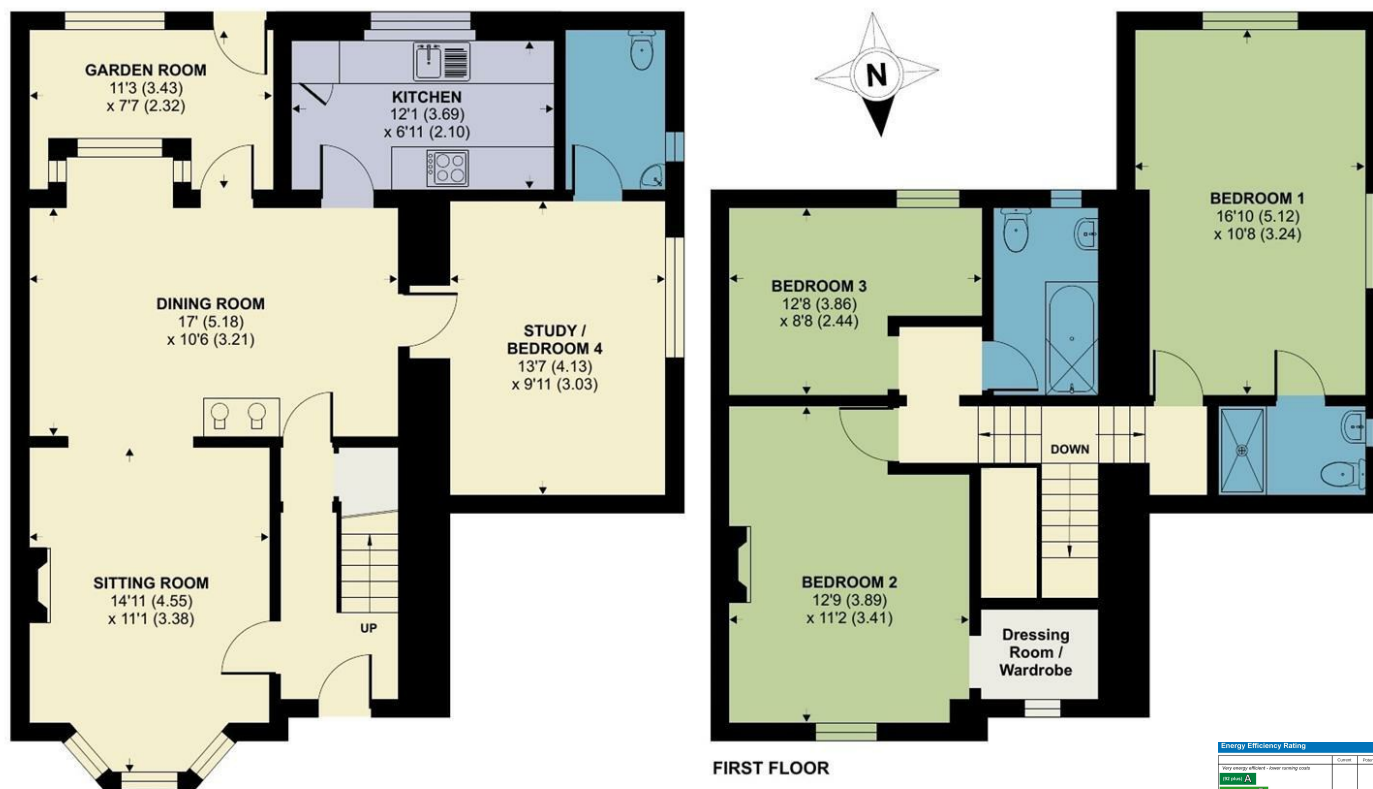
Flood Risk: Very Low

Council Tax Band : D

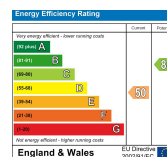
Church Street, West Coker, Yeovil

Approximate Area = 1448 sq ft / 134.5 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). Produced for Symonds & Sampson. REF: 1281415



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