



Symonds
& Sampson

Marlborough Cottage

29 East Street, West Coker, Yeovil, Somerset

Marlborough Cottage

29 East Street
West Coker
Yeovil
BA22 9BG



- Character Accommodation
 - Spacious Throughout
 - Large Garden
 - Rare Opportunity
- Double Garage & Parking
 - Grade II Listed
 - Viewing Essential

Guide Price £895,000
Freehold

Yeovil Sales
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THE DWELLING

A very well-presented Grade II listed detached property lying in the heart of West Coker, offering an abundance of character features including sash windows, open fireplaces, exposed beams and timbers, whilst further benefitting from oil central heating and secondary double glazing.

ACCOMMODATION

A glazed door leads to the morning room, having a timber floor and a useful cloakroom off, whilst the dining room is a very good size, having a central feature gas living coal effect fire and a window seat. There is an inner door with French doors leading to the lovely Mediterranean style garden to the rear, whilst the drawing room is an extremely good size overlooking the front of the property, having a feature flagstone open fireplace with woodburner and a staircase rising to the first floor.

The games room is dual aspect, offering a door to the garage, whilst the kitchen/breakfast room is dual aspect with an attractive range of quartz worktops with cream doors, a four oven Aga, built-in oven and microwave, walk-in pantry and a worktop with an inset four-ring hob. There is a rear lobby with a door to the rear garden and a further inner hallway offering doors to the front, whilst bedroom 4 overlooks the rear of the property with an en suite shower room being a good size, whilst there is also a useful study with doors to the garden.

On the first floor is a landing with a walk-in airing cupboard, exposed beams, a hatch to the roof space and a further boiler cupboard, whilst there are three large bedrooms all being en suite.

OUTSIDE

There is a small area of garden to the front, whilst there is parking for 2 vehicles which leads to a double garage with two up and over electric doors, an oil boiler and a door to the rear.

The rear gardens are absolutely glorious and really need to be seen to be appreciated. Immediately to the rear of the property is a lovely Mediterranean style garden with pillars, whilst the main gardens are two-tiered, being laid to lawn, having an outside shed, workshop, orchard, and vegetable garden, an attractive arch, trellis, feature summerhouse with a lead roof with the gardens being predominantly enclosed by natural stone walling.





SITUATION

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

What 3 words: ///jogged.headlines.agents

SERVICES

Mains water, LPG gas, electricity and drainage. Oil-fired central heating.

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: G

Flood Risk: Very Low



East Street, West Coker, Yeovil

Approximate Area = 3041 sq ft / 282.5 sq m

Garage = 326 sq ft / 30.2 sq m

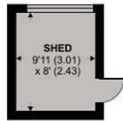
Outbuildings = 276 sq ft / 25.6 sq m

Total = 3643 sq ft / 338.3 sq m

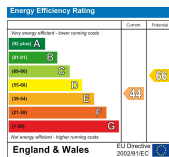
For identification only - Not to scale



OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1283540



YEO/JS/30.04.2025



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