

A wide-angle photograph of a lush garden. In the foreground, a vibrant green lawn is dotted with clumps of tall grass. To the left, a small wooden shed with a gabled roof stands near a large, leafy bush. In the center background, a two-story stone house with a red-tiled roof and multiple windows is visible. To the right, a large, mature tree with a thick trunk and bare branches dominates the scene. The sky is blue with scattered white clouds. The overall atmosphere is peaceful and well-maintained.

Symonds  
& Sampson

Camelot

Keep Street, West Camel, Yeovil



# Camelot

Keep Street  
West Camel  
Yeovil  
BA22 7QP

A spacious detached 4 bedroom, 2 bathroom, 2 reception room house with large gardens circa 0.30 acres garage and parking. Early viewing advised.



- Detached 4 Bedroom House
- En Suite Bathroom to Master Bedroom
- Generous Reception Hall / Impressive Galleried Landing
  - Sitting Room with Woodburner
  - Separate Dining room/Study
  - Large Kitchen Breakfast Room
  - Utility Room / Cloakroom
- Extensive Modernisation Throughout
  - Garage & Parking
  - Large Gardens / 0.30 Acre

Guide Price £700,000

Freehold

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## THE DWELLING

A spacious four-bedroom detached property, which has been extensively modernised throughout, offers spacious accommodation over two floors. On the first floor is a generous reception hall with a downstairs WC, a sitting room with a wood burner, a separate dining room/study, a large kitchen breakfast room, and a useful utility room. On the second floor is an impressive galleried landing, and four bedrooms with the master having an en suite and a family bathroom.

## OUTSIDE

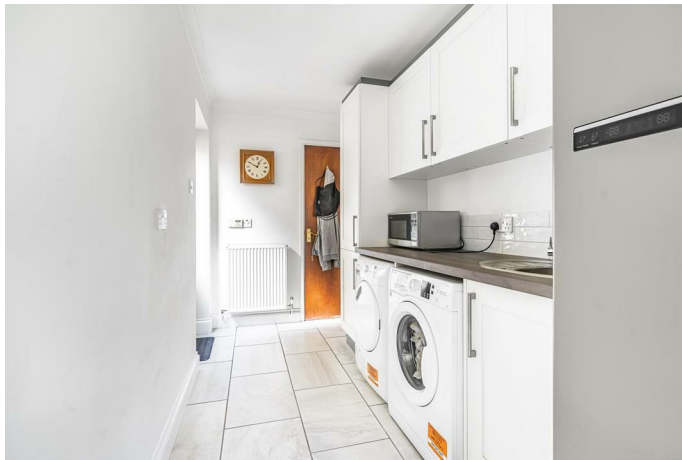
To the front of the property, there is parking for 3/4 vehicles together with a front garden mainly laid to lawn with mature trees and shrubs. Side access to the rear garden.

The rear garden is a sheer delight, planted with mature flower/shrub beds and borders, a generous lawned garden, and mature trees providing a high degree of privacy and seclusion. The garden extends to the left, revealing a great expanse of garden, mainly laid to lawn, but again with mature trees and shrubs. An ideal area for the family/children to relax and run around as required. There is a wooden gate leading onto the lane. All in all, the plot extends to 0.30 acres.

The owner has advised that the house has never flooded in its history, but the garden was covered in water in the last flood in May 23.







## SITUATION

The house nestles away from the main part of the village, in a quiet location. The village itself has a public house, church and village hall, which is the centre for many village activities. Further local amenities such as post office stores, primary school and health centre can be found in the nearby village of Queen Camel.

West Camel is equidistant to the north of both the historic Abbey town of Sherborne and the regional centre of Yeovil, both of which provide a comprehensive range of shopping,

leisure and business amenities, as well as mainline railway stations with regular services to London/Waterloo, Bristol and the south coast.

The market town of Castle Cary is also within easy motoring distance, where there is a mainline railway station with a regular service to London/Paddington. The A303 can be joined at Sparkford to the north giving good access to London, the south-west and motorway network.

## DIRECTIONS

From Yeovil proceed northwards out of town on the Mudford Road. Pass through the village of Mudford and continue for about 1.5 miles and take the left exit towards West Camel/Chilton Cantelo. After the left-hand bend take the immediate right and follow to the crossroads. Continue over the crossroad and into West Camel. Over the bridge and turn immediately left into Keep Street, which changes to Camel Street and the property will be one of the last properties on your left-hand side identified by a Symonds & Sampson for sale board.





### SERVICES

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

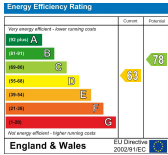
Broadband - Ultrafast broadband is available.  
 Mobile signal/coverage - Available both indoors and outside  
 (Information from Ofcom <https://www.ofcom.org.uk>)

### MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: Garden flooded in May 2023

The neighbouring property has the right of access over the land.





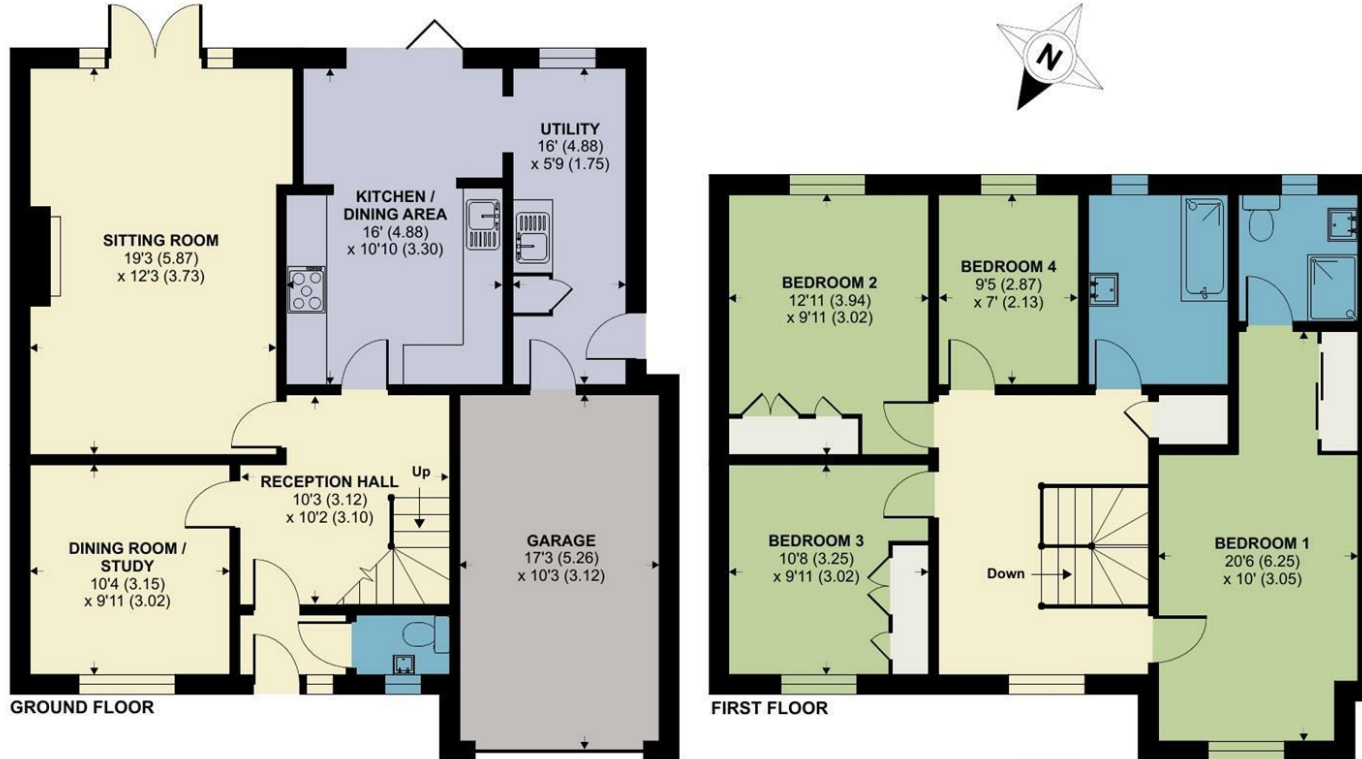
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Approximate Area = 1561 sq ft / 145 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 1734 sq ft / 161.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1017905



YEO/SH/02.05.2025



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