

A large, two-story stone house with a red-tiled roof and a large tree in the foreground. The house is made of light-colored stone and has a prominent chimney on the right side. The roof is covered in reddish-brown tiles. There are several windows with dark frames, and a small entrance porch with a dark door. The house is surrounded by a green lawn and various shrubs and trees. A large, leafless tree is in the foreground on the left, and a large evergreen tree is behind the house on the left. The sky is blue with white clouds.

Symonds
& Sampson

The Oaks

North Street, Stoke-Sub-Hamdon, Somerset

The Oaks

North Street
Stoke-Sub-Hamdon
Somerset TA14 6QS



- Fabulous Detached 4 Bedroom House
 - Adjoining Open Farmland
 - Exceptional Views
 - Double Garage
 - Slightly Elevated Location
- Very Popular Village Location
 - Built of Local Hamstone
 - No Onward Chain
 - 0.24 Acre Plot in Total

Guide Price £700,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELING

The property was originally built in the 1990s of Ham stone elevations and sits in a plot approaching one quarter of an acre (0.235 acre) and adjoins open fields to the rear with beautiful views. The accommodation layout is well planned, with the principal rooms enjoying lovely views of the well-kept gardens and fields beyond.

ACCOMMODATION

The accommodation comprises enclosed entrance porch, reception hall, sitting room with fireplace and fitted woodburner along with being dual aspect with lovely views of the garden and fields beyond, separate dining room, generous kitchen/breakfast room, downstairs cloakroom, first floor landing, four bedrooms, en suite to bedroom one, family bathroom, ample parking and double garage.

OUTSIDE

To the front of the property is a gravelled driveway providing ample parking/turning area. To one side is a generous utility/bin store area, which is partially covered with gated access to the rear garden. The front garden is mainly laid to lawn.

The rear garden is a real gem! Very well maintained and professionally landscaped by the previous owner some years ago. There is a wealth of mature flower beds and deep borders, fruit trees, a generous lawn together to a large private paved terrace to one side.

DIRECTIONS

What3words:

///fixtures.layers.chosen





SITUATION

This beautiful property sits on a slightly elevated site adjoining farmland to the rear and enjoying lovely views.

Stoke Sub Hamdon (Stoke under Ham) is nestled at the foot of the beautiful Ham Hill Country Park and continues to be a vibrant village with a variety of local amenities including coffee shops, a community-run mini supermarket, several hairdressers, beauticians, doctors surgery with a chemist, veterinary surgery, several pet groomers and vehicle mechanic. The village maintains a strong social

involvement with many events and community-driven activities with venues such as the village hall, several public houses and the working men's social club.

There is a regular daily bus service (81) connecting South Petherton to Yeovil, which passes through the village every few hours. Both primary and secondary schools within the village meet educational needs. The cherished local beauty spot of Ham Hill remains a prominent feature as it overlooks the village, providing stunning views over the surrounding countryside. The main town of Yeovil is

approx. 6 miles to the East, while Ilminster is about 10 miles to the West, with excellent road access via the A303.

Larger towns which are close by and offer a host of amenities include South Petherton, Martock and Crewkerne, with a Waitrose and a Mainline Train station with direct lines to London or Exeter. This really is a great village with a warm, welcoming atmosphere and many community groups for all ages, depending on your pursuits.



SERVICES

Mains water, electricity, gas and drainage. Gas 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

Flood Risk: Very Low

Council Tax Band: F

The property is currently going through Probate.

The house sits in a conservation area.



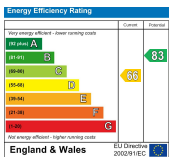
North Street, Stoke-Sub-Hamdon

Approximate Area = 1676 sq ft / 155.7 sq m

Garage = 393 sq ft / 36.5 sq m

Total = 2069 sq ft / 192.2 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). © richcom 2025. Produced for Symonds & Sampson. REF: 1288187



YEO/SH/13.05.2025



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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