



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 £650,000

Freehold

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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 house sits in a conservation area.



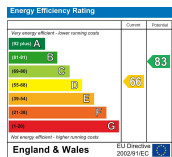
North Street, Stoke-Sub-Hamdon

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



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