



Symonds  
& Sampson

# Wraxhill Cottage

18 Lower Turners Barn Lane, Yeovil, Somerset



# Wraxhill Cottage

18 Lower Turners Barn Lane  
Yeovil  
BA20 2JH



- Detached Period House
  - Set in 0.79 Acres
  - Requiring Modernisation
- Fabulous Mature South Facing Gardens
  - Garage & Parking For Several Vehicles
  - Very Quiet Location
- Local Amenities Within Walking Distance
  - No Onward Chain

Guide Price **£550,000**

Freehold

Yeovil Sales  
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## THE PROPERTY

Nestled in the charming area of Yeovil, Wraxhill Cottage presents a splendid opportunity for those seeking a spacious family home set in a very quiet area. This period house, which requires modernisation currently, boasts an impressive five bedrooms (one being on the ground floor), providing ample room for family living or accommodating guests.

Set in a desirable location, this home offers the opportunity for the next owner to stamp their authority and flair on the house by modernising and enhancing to provide a blend of traditional charm and modern living, making it a perfect retreat in the heart of Yeovil. Whether you are looking to settle down or invest in a property with character and fabulous gardens set in 0.79 acres.

## ACCOMMODATION

The accommodation comprises an entrance reception hall, a sitting room with fireplace, a separate dining room with fireplace, a kitchen, a small office/study room, a ground floor bathroom and a ground floor bedroom 5, a first floor landing, 4 bedrooms and a family bathroom.

## OUTSIDE

The property is approached from a quiet no through lane with the main access via double gates leading to a long driveway providing parking. This drive leads to a former circular turning area for vehicles, which is now grassed over but would still be usable, subject to a little renovation.

One of the most salient points of this house is the gardens. They provide total privacy and seclusion in the main part, planted with an array of specimen trees, shrubs, bushes intermingled with flower/shrub beds, borders, formal lawned areas, a former walled fruit garden, patio/terracing, pond, all of which is south facing and providing sunny and shady spots to enjoy!







## SITUATION

Wraxhill Cottage is set in a quiet, unique location, at the end of a no through road, enjoying near total seclusion yet still on the outskirts of the town and walkable to local convenience stores and shops.

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 make up Ninesprings are 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, including a 9 and 18 hole course in the town itself, 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:  
///wage.spices.belt

## SERVICES

Mains water, electricity and drainage. 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

Flood Risk: Very Low

Council Tax Band: G



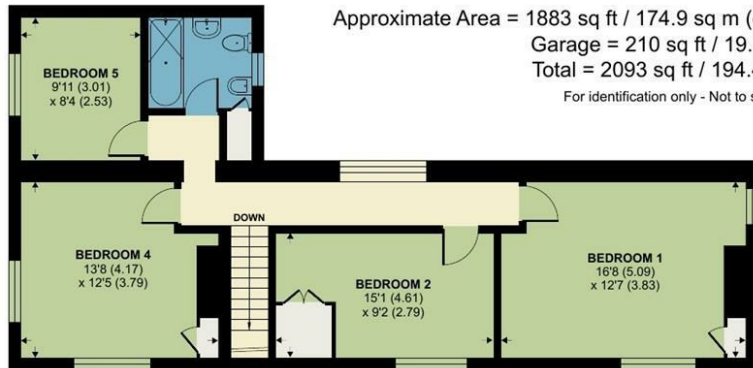
## Lower Turners Barn Lane, Yeovil

Approximate Area = 1883 sq ft / 174.9 sq m (excludes unmeasured area)

Garage = 210 sq ft / 19.5 sq m

Total = 2093 sq ft / 194.4 sq m

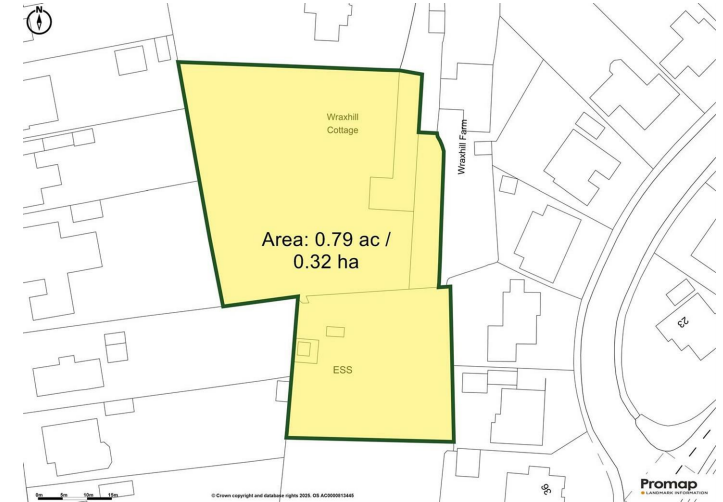
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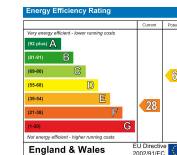
FIRST FLOOR



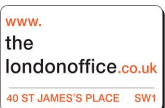
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1313183



YEO/SH/19.06.2025



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