

A wide-angle photograph of a large, two-story house with a half-timbered style, featuring a prominent chimney and a central entrance. The house is set back from a gravel driveway by a low stone wall and lush greenery. To the right of the driveway is a brick outbuilding with two large dark wooden doors. The scene is framed by large trees and a clear blue sky with scattered clouds.

# 137 West Coker Road

Yeovil, Somerset



# 137 West Coker Road

Yeovil  
Somerset  
BA20 2HH



- Spacious Detached
- Large Plot Circa 0.64 Acres
  - Extensive Parking
  - Double Garage
- Lovely Views to the Rear
  - Viewing Advised

Guide Price **£850,000**

Freehold

Yeovil Sales  
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## THE DWELLING

A fine and spacious and much extended detached property built in 1944, which benefits from gas central heating, UPVC double glazing, coved ceilings and very good-sized gardens to the front and rear, standing in grounds of 0.64 acres / 0.25 ha.

The property also has an annexe, which can be used for an elderly parent, teenage son or daughter or additional income.

This is a very rare opportunity to acquire one of Yeovil's most prestigious properties, and therefore early viewing is advised.

## SITUATION

The property is located centrally in the town literally a "stones throw" from all amenities, shopping, employment, parks etc.

Yeovil Country Park boasts 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 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 being situated close to the Somerset/Dorset border provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés. 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. Ham Hill to the west of Yeovil 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.

There are extensive opportunities for equestrian sport and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

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 and Bournemouth all within approximately an hour's drive.











## ACCOMMODATION

A storm porch has a part-glazed entrance door leading to the reception hall, which has an attractive timber floor, a staircase rising to the first floor, a useful cloak cupboard and a cloakroom with a white suite.

The drawing room is a really good size dual aspect room, having a lovely central feature polished stone open fireplace with hearth, French doors to the rear garden and there are fitted shelving and cupboards.

A door leads to the dining room, which is once again dual aspect and in turn leads to a glazed door with bevelled glass panes that leads to the very good-sized kitchen/breakfast room.

This room is very much "the heart of the home", being split level,

having a comprehensive range of units with granite worktops and timber doors, with an abundance of base units with drawers and cupboards under and wall cupboards. There is a twin Belfast sink with mixer tap, a ceramic hob and oven, and also a gas-fired five oven Aga, whilst there is both floor and wall tiling and plumbing for a dishwasher.

Steps lead to the inner hall, which has a boiler room off, a utility room, a wine store, doors to both the front and rear, and a staircase rising to the annexe and a very useful living room again being dual aspect with an attractive timber floor.

On the first floor, there are five bedrooms with a number having fitted wardrobes and a good-sized en suite bathroom in the master bedroom. Please note that three of the bedrooms are to the rear of the property;

therefore, enjoy views over the large gardens and glorious views in the distance. Finally, on the first floor is a family bathroom with a separate shower cubicle and a cloakroom.

### The Annexe

With access from the landing is a sitting room with twin French doors leading to a balcony providing glorious country views to the rear, a good size bedroom, an attractive fitted kitchen with black marble effect worktops with timber doors. Fitted appliances include a four ring hob, oven and stainless steel hood and a gas boiler. The annexe also benefits from its own good size shower room with a white suite.

## OUTSIDE

To the front of the property, there are good size lawned gardens





having mature trees and a large central lawned area/roundabout, whilst there is extensive gravelled parking leading to the detached double garage with twin up and over doors with a workshop attached with light and power connected. There is also a further outside store/workshop with an up and over door.

To the rear of the property, in keeping with the rest of this house, the gardens are a good size being laid to lawn having a super crazy paved patio, gravel beds, pathways, a small decked area with trellis, further patio, a number of mature trees with the gardens being enclosed by lap panel fencing and hedging.

Agents note. To the rear of the property there is a building plot which

used to form part of 137 West Coker Road. When this plot is sold we have been informed by our vendor that services will need to be connected to West Coker Road so there will be some groundworks in the grounds of 137 West Coker Road for a short period of time.

### DIRECTIONS

What 3 words: [gives.slick.saints](http://gives.slick.saints)

### SERVICES

Mains water, gas and electricity. Septic Tank. Gas-fired central heating. Central Heating in the annexe is separate to the main house

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: G

Flood Risk: Very Low

Planning permission or proposed developments: Building Plot to the rear, Circa 0.3 Acre/0.125 Ha with full planning permission to build a 4,203 sqft/390sqm 4-bedroom house with garage/office. (Planning ref: 24/00120/REM)



# West Coker Road, Yeovil

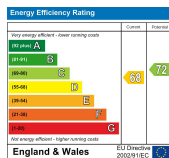
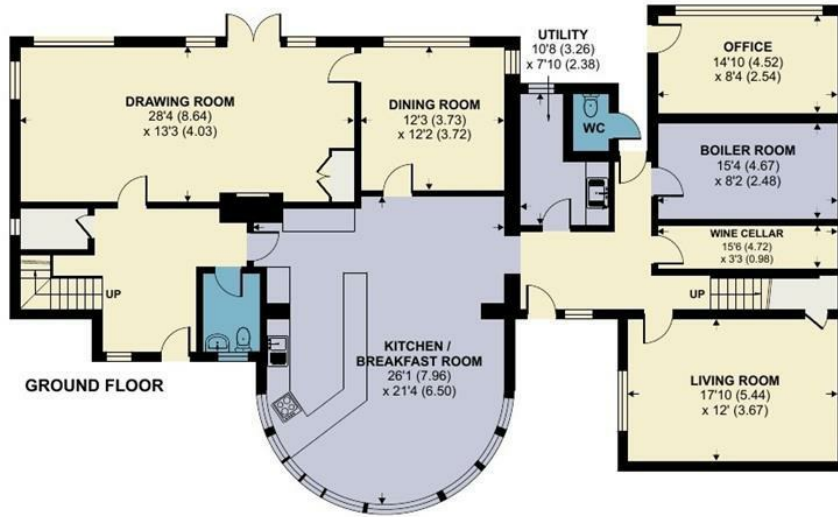
Approximate Area = 3816 sq ft / 354.5 sq m

Garage = 351 sq ft / 32.6 sq m

Outbuildings = 291 sq ft / 27 sq m

Total = 4458 sq ft / 414.1 sq m

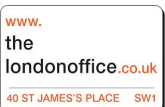
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1314397



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