



Symonds
& Sampson

15 Queen Street
Tintinhull, Somerset

15 Queen Street

Tintinhull
Somerset
BA22 8PG



- Detached Bungalow
 - Large Garden
- Total Plot Extends to 0.4 Acre
 - Ample Parking
 - No Onward Chain
 - Village Location
- PVC Double Glazed Windows
 - Single Garage

Guide Price **£500,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

A mature detached bungalow nestling in a plot of 0.4 acres, benefiting from very flexible accommodation, large gardens and ample parking for several vehicles.

The accommodation comprises an entrance hall, inner hallway/lobby, sitting room with fireplace, a separate dining area, a generous kitchen/dining/breakfast room, utility room/former 4th bedroom, 3 bedrooms, en suite bathroom and a family bathroom.

OUTSIDE

To the front, there is a stone retaining wall and vehicle access to the gravelled driveway providing off-road parking for numerous vehicles. The garden is well stocked, with the majority being laid to lawn, together with an attached garage. There is side access and side garden space housing an oil tank and a pathway to the rear garden.

The rear garden is very large, with the overall plot extending to 0.4 acres and comprises a paved terrace/patio area with adjoining gravelled patio, garden/tool shed, greenhouse and detached Summerhouse 9'8" x 7'8", mainly laid to lawn with mature bushes, trees and apple trees. There is a picket fence and gate leading to a further large garden with a pond, mature trees, shrubs and a polytunnel, all of which back onto open fields/paddocks.





LOCATION

The property is located in the village of Tintinhull, which has amenities including a village school, parish church, and the National Trust administered Tintinhull Gardens. There is an outdoor swimming pool and barbecue area for use and hire by the village community, as well as outdoor tennis courts. Brand new village hall with a variety of community events and classes, including Yoga, Pilates, Short mat bowls and cinema evenings. The hall also hosts a cafe open five days a week serving lunches, cakes, snacks and

beverages.

The nearby towns of Yeovil, Somerton, Castle Cary and Sherborne all provide a good variety of shopping, educational and recreational facilities. There are mainline railway stations at Castle Cary with a service to London Paddington and to the south at Yeovil or Sherborne with a service between Exeter St Davids and London Waterloo.

The area is well known for the quality of its education, with

schools including Millfield, King's Bruton, Sherborne Boys and Sherborne Girls, St Anthony's, Leweston, Sherborne Preparatory School, Perrott Hill and Hazlegrove as well as a number of well-regarded state schools.

Sporting facilities in the area include shooting and fishing, horse racing at Bath, Exeter, Taunton, Wincanton and Salisbury, as well as water sports on Sutton Bingham Reservoir and golf at Long Sutton and Sherborne. The Jurassic Coast in Dorset, with its variety of water sports, is also within easy reach.



DIRECTIONS

what3words:
///explains.transmitted.potential

SERVICES

Mains water, electricity and drainage. Oil central heating via radiators. Double glazed pvc windows. Solar Panels (owned).

Broadband - Superfast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: E
Flood Risk: Very Low
The property is in a Conservation area



Tintinhull, Yeovil

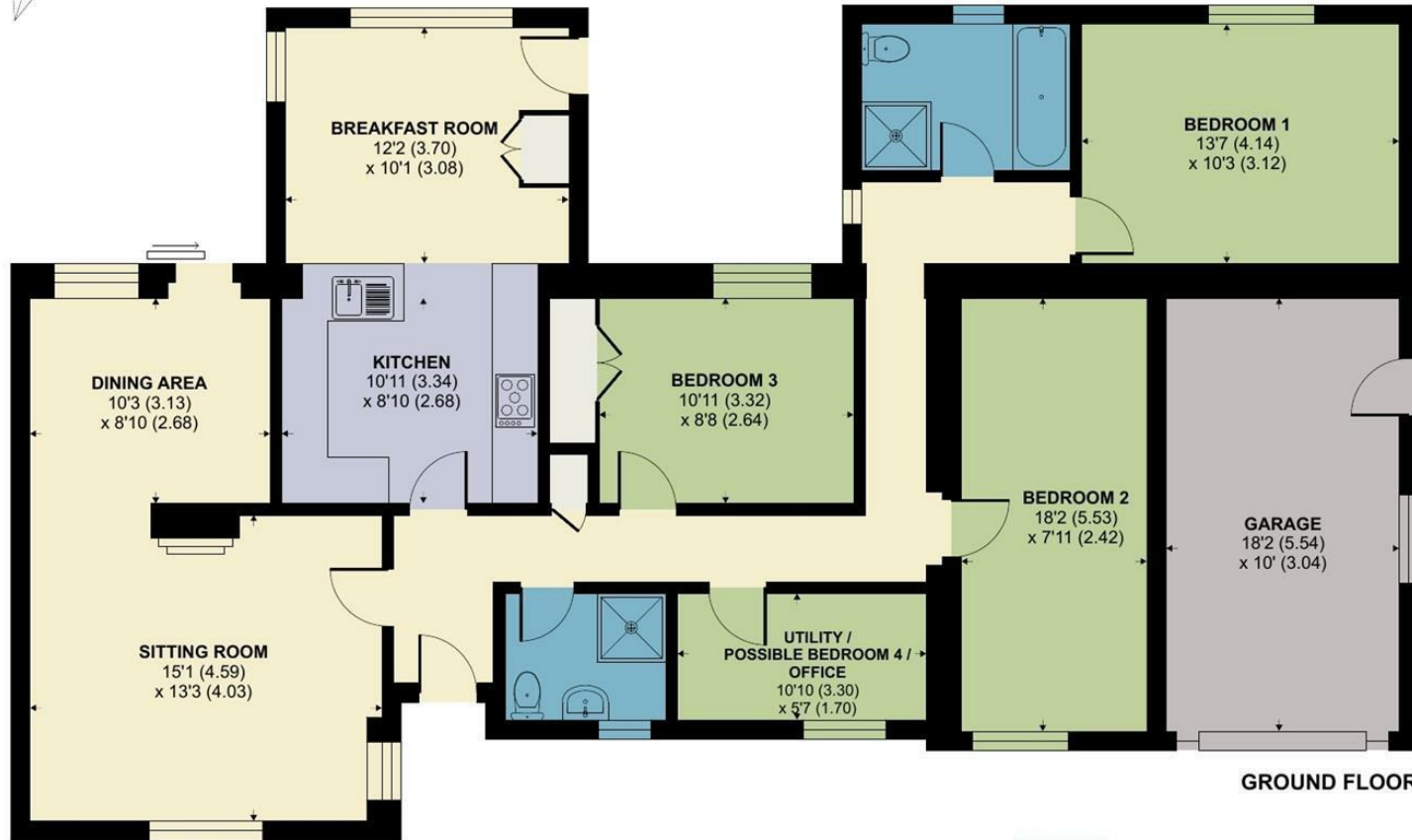
Approximate Area = 1325 sq ft / 123.1 sq m

Garage = 185 sq ft / 17.2 sq m

Total = 1510 sq ft / 140.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	55	60
E	45-54		
F	35-44		
G	21-34		
Very energy inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1369829



YEO/SH/21.10.2025



01935 423526

yeovil@symondssandsampson.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