



## Coker Marsh, East Coker, Yeovil, Somerset

A very rare opportunity to acquire a substantial detached property lying in one of our most popular villages with the benefit of annex accommodation. No onward chain and good size gardens!

Guide Price  
**£675,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Coker Marsh, East Coker, Yeovil, Somerset, BA22 9JZ

- Rare Opportunity
- Very Desirable Village Location
  - No Onward Chain
- Sympathetic Improvement Required
  - Annex Potential
  - Large Gardens
  - Country Views
  - Viewing Advised

Viewing strictly by appointment through  
Symonds & Sampson Yeovil Sales Office  
on 01935 423526





Symonds & Sampson are delighted to have been chosen to market this extremely spacious, 4 bedroom, 5 reception room, detached property, which comes with the significant benefit of an internal annex.

The property, which stands in a good size plot, also benefits from a very large garage, extensive parking and country views.

The house, which has oil central heating, extensive covered ceilings and uPVC double glazing, is arranged in more detail over two floors as follows:

A storm porch has a courtesy light with an entrance door and side screen leading to the porch having floor tiling, and a storage cupboard, whilst a glazed door and side screen lead to the reception hall. From here there is an open tread staircase rising to the first floor, a cloaks cupboard, shelving and further storage cupboard, whilst there is a cloakroom off.

The sitting room is a very good size having an attractive central feature electric fire with a tiled surround and hearth and fitted book shelving.

The morning room is a very good size being dual aspect having french doors to the rear, whilst there is also a substantial dining room being triple aspect and having french doors to the front.

There is also a living room with an aspect to the front and a good-sized breakfast room with a door to a side lobby and a wide archway to the kitchen.

The kitchen is comprehensively fitted with a range of units with grey effect worktops and timber effect doors with stainless steel door furniture. Fitted appliances include a stainless steel double oven and four-ring hob, whilst there is also plumbing for a dishwasher, wall cupboards and base units.

Off the kitchen is a rear lobby with a storage cupboard and walk-in larder and a useful utility room with a door to the garage and an open aspect to the front.

On the first floor, there is a galleried landing with lovely country views to the front, whilst there are four bedrooms, all being doubles, with two having vanity units and two having double wardrobes, whilst there is also a family bathroom with a green-coloured suite.

#### The Annex

This lies to the rear of the house and comprises an inner hallway with cloak cupboard and door to a boiler room. There is a kitchen/dining room being dual aspect, a living room/bedroom again being dual aspect and an attractive shower room with a coloured suite.

#### Externally

To the front of the property is a lawned garden with mature trees, deep stocked borders and parking for 3-4 vehicles, which in turn leads to a garage with up an over door, dual aspect and a personal door to the garden and having light and power connected.

To the rear, the gardens are a really good size having lovely lawns, a patio, mature trees including Silver Birch and Conifer, deep stocked borders and an oil tank.

The gardens back onto fields and offer lovely country views.

#### Situation

East Coker, is one of the area's prettiest and most sought-after villages and lies just to the southwest of Yeovil, close to the Dorset/Somerset border.

The village is predominantly built of period properties from

the local hamstone and has a primary school, church, pub, farm shop and village cafe. Yeovil is just a few minutes drive away with various shopping, business and leisure amenities, as well as mainline rail connections.

The surrounding countryside is rich in recreational activities and walks; nearby is Sutton Bingham Reservoir which hosts a range of water sports.

**Directions**

From Yeovil, take the A30 westwards out of the town travelling up Hendford Hill. Go straight over at the roundabout onto West Coker Road. Turn left into Sandhurst Road and follow the lane out of Yeovil into the countryside. On entering East Coker, continue into the village turning left at the junction and past the Manor House, proceed for approximately 1/4 of a mile, passing the Helyar Arms on your left, where the property will be found on your left-hand side.

**Grindle Cottage, Coker Marsh, East Coker, Yeovil**

Approximate Area = 2676 sq ft / 248.6 sq m  
 Garage = 305 sq ft / 28.3 sq m  
 Total = 2981 sq ft / 276.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

YEO/JS/25.04.2024

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