



The Coppice, Church Street



The Coppice, Church

Podimore, Yeovil, Somerset BA22 8JE

A303 0.9 miles. Yeovil 7.5 miles. Castle Cary Railway Station 10 miles.

A recently extended and refurbished individually designed home offering generous accommodation with extensive parking, double garage and beautiful gardens extending to 0.65 acres. EPC Band D

- Extended and Refurbished Home
- Hallway and Cloakroom
- Superb Open Plan Living/Kitchen/Dining room with Utility
- Extensive Parking and double Garage
- Freehold
- Village Location
- Two Reception Rooms
- Four Bedrooms, En Suite and Family Bathroom
- Beautiful Gardens and Grounds of 0.65 Acres
- Council Tax Band E

Guide Price £725,000

SITUATION

The Coppice is located within the small village of Podimore with its public house and church, yet is within 1 mile of the A303 and the service station at Podimore roundabout, including a Travel Lodge. Ilchester is within 2.5 miles where a further selection of shops can be found including a hotel and restaurant and with Yeovil a further 4.5 miles, which offers an excellent range of shopping recreational and scholastic facilities, together with a mainline railway station linking Exeter and London Waterloo.

DESCRIPTION

The Coppice comprises an individually designed and recently extended and refurbished family home which was built around 1990 of reconstituted stone and set beneath a tiled roof. The extension has provided a wonderful open plan living/kitchen/dining room with fully integrated appliances, Velux roof lights and bi-fold doors leading onto a large limestone sun terrace and it's stunning landscaped garden and paddock beyond. The majority of the ground floor has engineered oak flooring with the hallway benefitting from Kamdean, together with solid oak internal doors throughout.

The property has new low maintenance soffits, guttering and downpipes, as well as the property benefitting from either uPVC double glazed windows or aluminium windows. A viewing of the property is highly recommended in order to appreciate the quality of the work and its beautiful gardens and grounds which back onto open fields and from which wonderful views can be enjoyed. There is also extensive parking, a double garage and an electric vehicle charging point.



ACCOMMODATION

Canopy porch with uPVC door with leaded window and glazed side screen, opening into a spacious hallway with Karndean flooring, stairs rising to the first floor with cupboard under and separate shoe cupboard, together with vertical radiator. Cloakroom, also with Karndean flooring, concealed WC and vanity unit with inset wash hand basin, tiled splashbacks and heated towel rail. Sitting room with views from two aspects including aluminium patio doors to the rear, oak flooring and a brick and stone fireplace with inset log burner and wood beam over.

From the hallway aluminium french doors open into the open plan living/kitchen/dining room which enjoys wonderful views over its gardens and grounds, including aluminium bi fold doors all with built in thermal blinds and two Velux roof light with solar power blinds, engineered oak flooring and two vertical radiators. The kitchen area is comprehensively fitted and comprises; 1 1/4 bowl single drainer sink unit with mixer tap over, adjoining Quartz worktops and a range of floor and wall mounted cupboards and drawers, including pull out larder. Bosch dishwasher, Elica induction hob with built in extractor and an AEG electric double oven and grill with microwave and island unit again with Quartz worktop. Utility room with sink unit and mixer tap over, Quartz worktops and a range of floor and wall mounted cupboards and drawers, with pull out larder. Space and plumbing for washing machine, oak flooring and uPVC door to the side. Study with views from two aspects, oak flooring, trap access to the roof void and oak door to the double garage.

First floor landing with trap access to the roof void, airing cupboard housing the pressurised hot water cylinder. Bedroom one, with fabulous views over the garden, two fitted wardrobes and en suite shower room comprising; shower cubicle, vanity unit with inset wash hand basin and low level WC, Travertine wall tiles on two walls, window to side and heated towel rail. Bedroom Two, with recessed alcove and fabulous views over the garden. Bedroom three, with recessed alcove and fabulous views over the garden. Bedroom four, with window to front. Family bathroom comprising deep bath with shower over, concealed WC with adjoining vanity unit with inset wash hand basin and shaver socket, heated towel rail.

OUTSIDE

Low stone wall protects the property with a gravelled driveway providing ample parking and turning, along with access to the double garage which is approached through twin up and over doors and is connected with power and light, with space for a tumble dryer, freezer etc. There is also a Grant oil fired boiler and personal door to side. To the side of the garage, a pathway leads to the front door with a shaped lawn with professionally re-stocked flower and shrub borders as well as an electric vehicle charging point. To the side of the property is a concealed oil tank behind a grapevine, together with a cold water tap and lighting, the rear garden has been professionally landscaped with a large limestone sun terrace, together with a circular block paved patio. There are two large shaped lawns, edged in bricks with a central curved pathway which leads to a gazebo/seating area, again festooned with a grapevine. The garden is partially walled and hedged giving much privacy with professionally beautiful re-stocked flower and shrub borders, two aluminium greenhouses and access to the paddock/orchard which adjoins open farmland and is completely stock fenced to enclose their dog. Here there can be found six vegetable beds, a vine running along one boundary and a selection of fruit trees, together with a tractor shed. In total the grounds extend to 0.65 acres.

SERVICES

Mains water, electricity and drainage are connected.

Oil fired central heating

Broadband Available: Wessex Internet - Full Fibre 250 Mbps (ofcom)

Mobile Available : VODAFONE and O2 (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags Yeovil office Telephone 01935 475000.

DIRECTIONS

From the A30 at Podimore roundabout follow the signs towards the village and just before the pub turn right into Church Street. Continue along here for a short distance whereupon The Coppice will be seen on the left hand side, clearly identified by our For Sale board.

FLOOD RISK STATUS

Very low risk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1840 sq ft / 170.9 sq m
 Garage = 297 sq ft / 27.5 sq m
 Total = 2137 sq ft / 198.4 sq m
 For identification only - Not to scale

Ground Floor

- Kitchen / Dining Room: 6.81 x 5.84m (22'4 x 19'2)
- Utility
- Office: 5.05 x 2.01m (16'7 x 6'7)
- Garage: 5.41 x 5.13m (17'9 x 16'10)
- Sitting Room: 6.73 x 3.56m (22'1 x 11'8)

First Floor

- Bedroom 1: 4.45 x 3.23m (14'7 x 10'7)
- Bedroom 2: 3.45 x 3.56m (11'4 x 11'8)
- Bedroom 3: 4.47 x 3.45m (14'8 x 11'4)
- Bedroom 4: 3.20 x 2.69m (10'6 x 8'10)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1163198



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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