



6, Camp Road



6, Camp Road

West Coker, Yeovil, Somerset BA22 8TB

West Coker 0.75 miles. Ham Hill Country Park and Yeovil 3 miles.

An extended four bedroom detached house, offering spacious and flexible accommodation with ample parking, workshop and gardens backing onto open fields, along with fine country views. EPC Band E.

- Hallway and Cloakroom
- Spacious Kitchen/Dining Room, Boot Room and Utility
- Breakfast Room and Study
- Two Reception Rooms
- Four Bedrooms
- One En Suite with Balcony and Family Bathroom
- Ample Parking and Workshop
- Gardens Backing onto Fields
- Freehold
- Council Tax Band E

Guide Price £650,000

SITUATION

This delightful family home is situated in a fine rural, yet accessible location, just 3/4 of a mile from the village of West Coker, where a range of day-to-day facilities can be found, including a public house, boutique hotel, spa and restaurant, garage and general stores, together with doctors' surgery, butchers, primary school and an active village hall. The busy town of Yeovil is within 3 miles where a good range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo. Ham Hill Country Park is also close by with its numerous footpaths and fine country views.

DESCRIPTION

This charming home is constructed principally of hamstone and is contained beneath a slate roof. It benefits from uPVC double glazed windows, together with oil fired central heating throughout. In recent years the property has been extended and now provides spacious and flexible accommodation, centred on a large kitchen/dining room with adjoining breakfast room, study, family room and a sitting room. Also making up the ground floor is a spacious hallway, cloakroom, utility and boot room. On the first floor is a spacious bathroom with a 5-piece suite, along with four double bedrooms, one with an en suite shower room and also benefiting from access onto a balcony/raised decking area, from which wonderful views can be enjoyed. Outside there is ample off road parking, a workshop and gardens backing onto open fields.



ACCOMMODATION

Covered entrance porch with door leading to the entrance lobby, with tiled flooring, window to front, sloping ceiling with exposed beams and adjoining cloakroom with low level WC, wash hand basin, store cupboard and a tiled floor. The main hallway boasts a staircase rising to the first floor, access to the kitchen dining room and further door to the utility room with sink unit and mixer tap, adjoining worktops with cupboards under, space and plumbing for washing machine, oil fired boiler and two wall cupboards. Glazed door to the adjoining boot room, with tiled floor, large store cupboard being glazed on two sides and with a door to rear.

Within the heart of the house is a superb kitchen/dining room comprehensively fitted with a two bowl single drainer sink unit with mixer tap, adjoining granite worktops with a range of floor and wall mounted cupboards and drawers, space for a range style cooker with extractor hood over, along with a large granite top island unit with cupboards and baskets beneath. Tiled flooring throughout and window and uPVC door to side. The adjoining breakfast room has a sloping ceiling with roof light, tiled flooring and glazed french doors to rear. Opening through to the family room, with attractive oak flooring, views from two aspects, glazed door to kitchen. Opening leading through to the magnificent sitting room with a sloping ceiling and exposed beams, along with numerous downlighters, views from three aspects and a log burner on a slate hearth, together with exposed hamstone to one wall. Study with a raised floor, exposed stonework to one wall and obscure glazed window to the front.

On the first floor the landing enjoys fine views towards Yeovil, along with trap access to the roof void. Bedroom two with views from two aspects and store cupboard. Bedroom one with vaulted ceiling with exposed beams, together with ceiling fan light and glazed door to the balcony/decking area, from which there are delightful country views. Door to the en suite shower room comprising, shower cubicle, vanity unit with inset wash hand basin, low level WC, heated towel rail and window to side. Bedroom three with window to side. Bedroom four with window to side. Bathroom comprising free standing roll top bath with waterfall tap and shower attachment, low level WC and twin circular hand basins on a marble top with twin illuminated circular mirrors over. Large walk-in shower and two obscure glazed windows.

OUTSIDE

To the side of the property, a tarmac drive provides parking for two vehicles, along with a concealed oil tank. A pair of wrought iron gates open onto a patterned concrete driveway for two further vehicles, together with access to the workshop 18 ft 8' x 7ft 10', of block and stone construction, set beneath a slate roof and is connected with power and light, together with a window to side. A path to the side leads around to the rear of the property with a cold water tap and access to the boot room, along with a block paved area to the rear, which passes beneath the balcony/raised decking area. The rear garden is hedged and walled together with a post and rail fence, is laid mainly to lawn and backs onto open fields. Also in the garden are a fine selection of trees including Silver Birch, Conifer and Beech, along with flower and shrub beds and a paved area, immediately outside the kitchen which is connected with power and light, along with a log store.

SERVICES

Mains water, electricity and drainage are connected.

Oil fired central heating.

Broadband : Standard and Ultrafast - Jurassic Fibre is connected to the property. (Ofcom)

Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some services may be limited)

Flood Risk Status : Very low risk

VIEWINGS

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

DIRECTIONS

What3words:///pacemaker.marketing.upholds

From Yeovil head west on the A30 towards Crewkerne. On leaving Yeovil turn right just before the BP/M&S garage onto Camp Road, signposted Odcombe/Stoke Sub Hamdon & Ham Hill Country Park. Continue for approximately 1/2 a mile whereupon 6 Camp Road will be found on the left hand side, clearly identified by our For Sale board.



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.



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

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk
01935 475000



Approximate Area = 2302 sq ft / 213.9 sq m
Outbuilding = 147 sq ft / 13.6 sq m
Total = 2449 sq ft / 227.5 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 Stags. REF: 1375192