

Symonds & Sampson

5 Broadstone Villas

High Street, Hardington Mandeville, Yeovil, Somerset

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High Street
Hardington Mandeville
Yeovil
Somerset BA22 9PJ

3 1 2

- Charming Mid Terraced Cottage
- Garage and Parking
- Huge Rear Garden With Pond
- Desirable Village Location
- Rare Opportunity
- Early Viewing Advised

Guide Price £425,000
Freehold

Yeovil Sales
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THE DWELLING

An absolutely delightful cottage, which has been significantly extended, and has uPVC double glazing, night storage heating and attractive exposed stonework. The property also benefits from parking, a garage and very large mature rear gardens.

ACCOMMODATION

A storm porch has a part-glazed stable door which leads to the hall, which has an attractive parquet floor. There is a fine sitting room overlooking the front and having a feature Hamstone fireplace with woodburner and hearth. An arch opens to the dining room, which has a staircase rising to the first floor, whilst the kitchen has a range of units with marble effect worktops and timber doors. The kitchen also has a breakfast bar, plumbing for a dishwasher, a cooker hood, timber flooring and offers access to the useful utility room.

On the first floor is a stairway to the useful attic room with 2 Velux windows, whilst there are 3 bedrooms, 2 with fitted wardrobes, and a good-sized bathroom.

OUTSIDE

To the front of the property is parking for 1 vehicle and a lawned garden with a border. Whilst the cottage is delightful, there is no doubt the real feature is the very large mature garden to the rear. They comprise large lawned areas, 2 patios, mature fruit trees, a vegetable garden, a wood store, a pathway and a feature pond.

At the rear of the property is a drive offering parking for 4/5 vehicles, which leads to the garage with an up-and-over door













SITUATION

Hardington Mandeville is a very popular village sought after due to its proximity to no main roads; many people who move here stay for considerable years, such is its attractiveness and sense of community. The village has a shop/post office and a public house, as well as a number of thriving clubs, including gardening and amateur dramatics, making it an active village for people of all ages.

Surrounded by magnificent rolling countryside, this is a beautiful part of the country and yet it remains extremely accessible due to the A30, A303 and good rail links from Yeovil Junction, on the Exeter to Waterloo line. In addition, the M5 is within easy reach at Taunton, and the village therefore enjoys the best of both worlds, being secluded yet accessible.

Further afield, the regional centre of Yeovil is within easy reach and has a full range of facilities and a mainline rail station, whilst alternatives include Crewkerne, a typical Somerset market town and Sherborne, dominated by its Abbey and historic school.

The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive. 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.

Nearby 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.

Ham Hill, Stoke-Sub-Handon to the west of Yeovil, is centred on a huge Iron Age hill fort and is popular for picnicking, dog walking and mountain biking in the grassy hollows of the old quarry workings.

There are extensive opportunities for equestrian sport, fishing and active sailing clubs 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.

There is a wide choice of schools locally, both in the independent and state sectors, including Secondary schooling and Yeovil College of Further Education. Independently, there's Perrott Hill School, which comprises a Montessori nursery, pre-prep and prep school, and other independent local schools include the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College Taunton.

DIRECTIONS

What3words // accented.pint.refusals

SERVICES

Mains water, electricity and drainage. Night storage heating and radiators via a multifuel wood burner.

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: C
Somerset Council 01935 462462

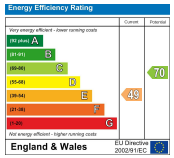
Photos taken: 07 Sept 2026

High Street, Hardington Mandeville, Yeovil

Approximate Area = 1255 sq ft / 116.5 sq m (excludes lean to)
Garage = 199 sq ft / 18.4 sq m
Total = 1454 sq ft / 134.9 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 2026. Produced for Symonds & Sampson. REF: 1514903







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