

Honeysuckle Cottage

Ham Lane, Compton Dundon

Honeysuckle Cottage

Ham Lane
Compton Dundon
TA11 6PQ



- Exceptional Detached Period Cottage
 - Set in 0.45 Acre Plot
 - Adjoining Fields to the Rear
 - Very Flexible Accommodation
- 5 Bedrooms (1 Ground floor bedroom en suite)
 - 3 Bathrooms in Total
- Large office/Work Space with Separate Entrance
 - Parking and Garage
 - Lovely Gardens
- Many Character Features and a Quiet Location

Guide Price £795,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A charming detached period cottage set in 0.45 acre offering very flexible accommodation comprising entrance hall, snug with fireplace and woodburner, cloakroom/wc, fabulous kitchen/dining/family room, large sitting room with fireplace and woodburner, utility room, ground floor bedroom 5 with en suite shower room, covered walkway leading to a generous office/work from home space, first floor landing, 4 further bedrooms, main bedroom having an en suite shower room and a family bathroom.,

ACCOMMODATION

An attractive wooden entrance door leads to the entrance hall, which leads through to the snug with a stone fireplace with an inset wood burner. The sitting room is a good size with sliding doors opening out onto the lovely garden, feature stone walling with a large inglenook fireplace with woodburner.

The kitchen/dining room is fitted with a comprehensive range of units with black marble effect worktops and cream doors, attractive tiled flooring, a very light and airy room. The dining area is a good size with double-glazed French doors opening onto the rear garden. One of the many salient features of this home is a ground floor bedroom 5 with an en suite and adjoining the utility room which would provide self contained accommodation. This, together with a very generous office ideal for working from home/running a business as there is a separate entrance from the front.

On the first floor there are a further 4 bedrooms with the largest being dual aspect and having built-in wardrobes and an en suite shower room. There is also a good size family bathroom.





OUTSIDE

To the front, there is a small area of lawn and wrought iron railings together with a driveway to the side providing parking for 4-5 vehicles. There are a further two outbuildings providing three useful storage areas and a carport.

The gardens and plot extend to 0.45 acre in total and backs onto open fields enjoying lovely southerly views. The gardens are mainly laid to lawn with an extensive terrace area, mature trees, a feature pond and shed all enjoying those glorious views.

SITUATION

The property nestles in a very quiet location within walking distance of the Village Hall, Post Office, adjacent recreational ground, Public House, Church and Cricket Club. A stone's throw away is The Polden Path giving miles of beautiful public walkways through woodland, fields and countryside.

The popular market town of Somerton is just 3 miles away, offering excellent facilities including a supermarket, shops, doctor's surgery, pharmacy, post office, and a choice of pubs, bistros and restaurants.

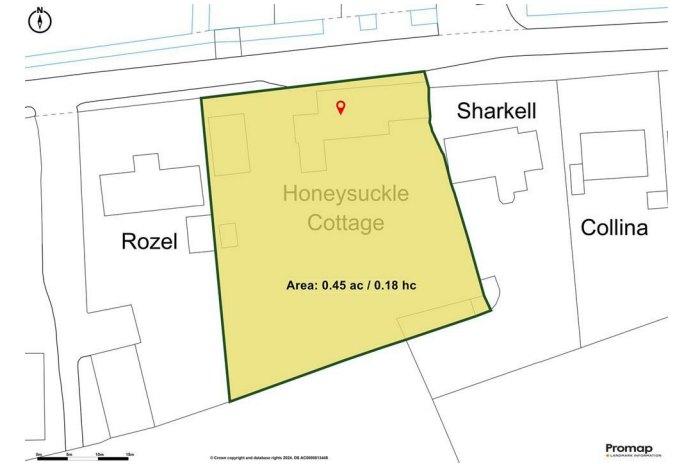
The larger town of Street is 1.5 miles distant and is home to Clarks Village and Millfield Senior School. The historic town of Glastonbury is also close by and home to Millfield Prep School.

Bath, Bristol and Yeovil are all within commuting distance, with the station at Castle Cary providing a direct service to London.

DIRECTIONS

What3words:

///gathering.tight.offers



SERVICES

Mains water, electricity and drainage. Central heating via radiators, powered by a woodchip biomass boiler.

Solar Panels (Owned).

MATERIAL INFORMATION

Council Tax Band: D

There is a very low flood risk for this property. While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect

flood risk.

Planning Search

We are not aware of any outstanding planning applications which may affect the property, but we direct you to make your own enquiries:

<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



Ham Lane, Compton Dundon, Somerton

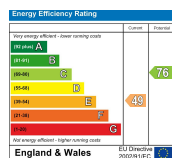
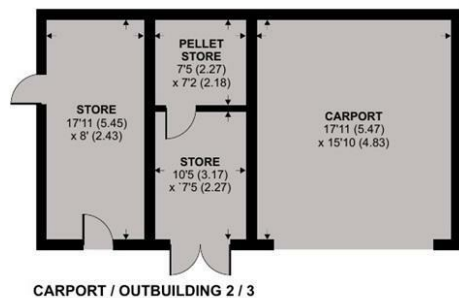
Approximate Area = 2041 sq ft / 189.6 sq m (excludes carport)

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Outbuildings = 553 sq ft / 51.4 sq m

Total = 2621 sq ft / 243.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1227521



YEO/RES/21.05.2026



naea | propertymark
PROTECTED

WWW.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01935 423526

yeovil@symondsandsampson.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 & Sampson LLP have not tested any services, equipment or 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