



Symonds  
& Sampson

# Springfield

Sutton Montis, Yeovil, Somerset

# Springfield

Sutton Montis

Yeovil

BA22 7HF

A charming detached period residence set within established wrap-around gardens with adjacent paddocks, enjoying countryside views and a private setting. Extended over time, the property offers well-balanced accommodation complemented by a substantial outbuilding providing excellent versatility, with potential for ancillary accommodation subject to the necessary planning permissions. The grounds combine mature planting, productive kitchen gardens and paddocks.



- Four bedroom detached residence
  - Two reception rooms
- Set within a wrap around plot with adjacent paddocks
  - Exceptional views from each aspect
- Established grounds with a productive kitchen garden
- Potential for ancillary accommodation subject to the necessary permissions
- Situated within a sought after village location

Guide Price £725,000

Freehold

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## THE DWELLING

Dating back to 1911, this distinguished detached residence has been sympathetically extended and enhanced over the years to create a beautifully appointed property. Occupying a private setting, the property sits centrally within exquisite wrap-around gardens and enjoys far-reaching views across its surrounding grounds and paddocks.

## ACCOMMODATION

The ground floor provides an impressive flow of elegant, light-filled accommodation, including two reception rooms ideal for both formal entertaining and relaxed family living. A spacious kitchen/breakfast room forms the heart of the home, complemented by a separate utility room and shower room to the ground floor.

To the first floor are three beautifully proportioned bedrooms, each enjoying delightful outlooks over the gardens and grounds. The master bedroom enjoys an adjoining wash facility whilst the third bedroom provides access to a walk-in attic with windows.

## GARDEN AND OUTBUILDINGS

The mature, landscaped gardens are a particular highlight, thoughtfully arranged and beautifully structured with established flower beds, well-stocked borders, mature shrubs and specimen trees, creating a private and picturesque setting. A productive kitchen garden further enhances the grounds, featuring multiple raised beds and a greenhouse, ideal for those seeking a more sustainable lifestyle.

The paddock to the west is securely stock-fenced, while the adjoining paddock is currently open to the neighbouring orchard, offering flexibility of use.

A substantial brick-built outbuilding provides versatile space with two additional rooms to the rear. Accessed externally from the rear garden, a former stable offers further useful space, complete with additional rafter storage and an adjoining store. With light and power connected throughout, the outbuilding lends itself perfectly for use as a workshop, garaging, or support space for smallholding or equestrian pursuits, with potential for ancillary accommodation subject to the necessary planning consents

## SITUATION

The picturesque village of Sutton Montis is surrounded by idyllic countryside and scenic walking trails, including the historic Cadbury Castle, long associated with the legend of King Arthur. Nearby is Holy Trinity Church and the neighbouring village of Corton Denham, home to the award-winning Queen's Arms public house.

Approximately two miles away, Queen Camel provides everyday amenities including a village shop with post office, public house, primary school and church, together with convenient access to the A303 for wider connectivity.

Sherborne, a historic and highly regarded market town circa six miles distant, offers an excellent range of independent shops, boutiques and professional services, together with a Waitrose supermarket. The town is renowned for its architectural heritage and exceptional schooling, both state and independent, and benefits from a regular mainline rail service to London Waterloo (approximately 2½ hours).

Castle Cary, approximately seven miles away, further enhances the area's appeal. This attractive Somerset town offers a selection of independent shops, cafés and galleries, together with a mainline

railway station providing a fast service to London Paddington in around 90 minutes. Nearby is The Newt in Somerset, an internationally acclaimed country estate featuring landscaped gardens, woodland walks, restaurants and a luxury hotel and spa, adding to the area's strong lifestyle credentials.

Bournemouth, Bristol and Exeter Airports are all within reasonable driving distance, offering convenient regional and international travel.

## MATERIAL INFORMATION

Mains electric, water and drainage.

Oil central heating.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is available at the property for further information please see Ofcom <https://www.ofcom.org.uk>

Somerset Council

Council Tax Band: F

The property provides a public footpath running along the driveway and past the outbuilding.

Asbestos is present on part of the outbuilding roof.

## DIRECTIONS

What3words - ///paints.doctor.width



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
A	73		
B			
C			
D			
E			
F			
G			
Not energy efficient (highest running costs)			
England & Wales			
EU Directive 2002/91/EC			

# Springfield, Sutton Montis, Yeovil

Approximate Area = 1752 sq ft / 162.7 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Garage = 531 sq ft / 49.3 sq m

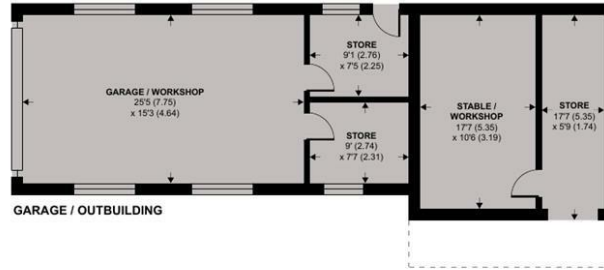
Outbuilding = 293 sq ft / 27.2 sq m

Total = 2681 sq ft / 248.9 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1422116



Sherb/JM/0326



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