

Symonds & Sampson

La Chaumiere

Montacute Road, Stoke-Sub-Hamdon, Somerset

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Stoke-Sub-Hamdon
Somerset TA14 6UQ

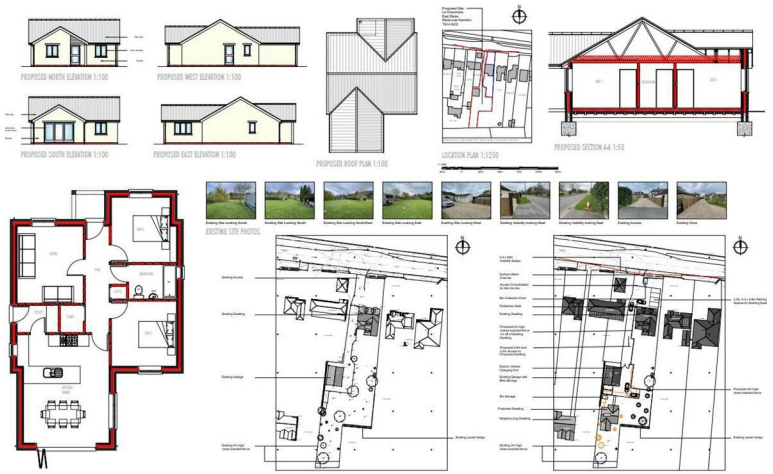
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- 0.44 acre plot
- Fabulous rear garden with views to countryside towards Ham Hill
- Parking for numerous vehicles and substantial detached garage with workshop, office and wc
- Full planning permission for a self/custom build detached property to the rear
- No onward chain

Guide Price £675,000
Freehold

Yeovil Sales
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THE DWELLING

Nestled in the charming village of East Stoke, Stoke-Sub-Hamdon, this delightful detached house set in 0.44 acre offers a perfect blend of space, flexibility and comfort. With five generously sized bedrooms (3 first floor, 2 ground floor), this property is ideal for families or those seeking extra room for guests or a home/work office.

The heart of the home features two inviting reception rooms, providing ample space for relaxation and entertaining with fabulous views to the rear garden and countryside beyond.

One of the standout features of this property, apart from the rear garden, is the extensive parking and large detached garage with workshop area, WC, and separate office. Further to this, the property has full planning permission for a self build/custom detached dwelling towards the rear of the extensive gardens. The spacious layout and outdoor areas offer potential for further enhancement, allowing you to create your own personal oasis.

ACCOMMODATION

The accommodation comprises a spacious reception hall, sitting room with woodburner and views to the garden, separate dining/garden room, kitchen/breakfast room, utility room, two ground floor bedrooms, Tiled wet room comprising walk-in shower, claw bath tub, wash hand basin and wc, first floor landing, three further bedrooms (5 in total) and second family bathroom.

SITUATION

The ever popular East Stoke is surrounded by stunning countryside, with walks through Ham Hill Country Park on its doorstep whilst being close to Stanchester Secondary School, a local Co-op as well as local Primary Schools offered in Stoke-Sub-Hamdon and Montacute; both of these neighbouring villages offer a variety of amenities including several pubs, shops, a filling station and a doctor's surgery.

The property has easy access to the A303 trunk road and the market towns of Yeovil and Crewkerne are within easy reach.













OUTSIDE

To the front of the property is a generous gravelled parking and turning area together with double gates leading to a side/rear driveway providing further parking and leading to the DETACHED GARAGE with its own workshop area, wc and separate office.

The rear garden is a real gem, enjoying fabulous views and all day sun. There is an extensive paved terrace with hot tub, side access to the front, mainly laid to lawn with mature trees and shrubs. There is a mature laurel hedge to the rear along with a continued garden area, container storage and wood store.

Within this section of the garden there is full planning permission for a self build/custom detached single storey dwelling. Please see images/plans within this brochure.

SERVICES

Mains water, electricity, drainage and gas. Gas central heating via radiators. underfloor heating in the kitchen and the second reception room.

MATERIAL INFORMATION

There is planning permission for the erection of a detached property towards the rear of the garden. Further details are available from Somerset Councils website:

Planning link:
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01123/FUL

Planning Ref: 25/01123/FUL

DIRECTIONS

What3words:
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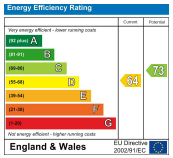









MONTACUTE ROAD
The White Ho
Suntreat
The Firs
Woodlands
Garth House
Rohan
Eastlands
Brock House
Area: 0.44 acres
Tudor
Hellebores
St Brenda
Little Beside
Cherry Garth
Fairhaven
The Moorings
El Sub Sta
ORCHID ACRE CLOSE
Tree Tops
Woodside
Promap



East Stoke, Stoke-Sub-Hamdon

Approximate Area = 2311 sq ft / 214.6 sq m
Garage = 726 sq ft / 67.4 sq m
Outbuilding = 140 sq ft / 13 sq m
Total = 3177 sq ft / 295 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: 1449288

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