

Symonds
& Sampson



The Laurels

Tintinhull Road, Chilthorne Domer, Somerset

The Laurels

Tintinhull Road
Chilthorne Domer
Somerset
Somerset BA22 8QU



- Detached Chalet Style Bungalow
 - Edge of Village Location
- Backing Onto Fields To The Rear
 - Double Garage
 - Ample Parking
 - Views Front & Rear
- Central Heating Via Radiators
 - 0.17 Acre Plot

Guide Price **£475,000**

Freehold

Yeovil Sales
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THE PROPERTY

A well maintained detached chalet style bungalow comprising an entrance hall, sitting room with fireplace, dining room, fitted kitchen/breakfast room, inner hall, bedroom one, bathroom, bedroom two, utility room, separate shower room, first floor with a generous hobbies room/occasional bedroom (could be used as a dressing room), bedroom three and bedroom four.

OUTSIDE

To the front of the property, the garden is a good size, laid to lawn and well stocked borders, together with a laurel hedge to the front boundary.

There is a generous moulded concrete drive (installed in 2004) providing ample parking/turning area for several vehicles and in turn leads to the detached double garage with an electric 'up and over' door, water, light and power connected and a door leading out to the garden.

To the rear, there is a good size patio area with views to the adjoining fields, lawn, gravelled area, ornamental pond, good size shed/summerhouse, an oil tank and an enclosed area housing the septic tank/Klargester. The garden continues around to the side, which has pathways and gravelled areas with access to the garage, house and front garden.

SITUATION

The Laurels is situated on the very outskirts of the village of Chilthorne Domer, adjoining fields to the rear, with the area offering a church, village hall, public house and primary school. The village lies near Yeovil (3 miles), and the County town of Taunton lies some 20 miles. The A303 is located some 2 miles north, providing good access to the Home

Counties and London. Mainline railway stations are available at Yeovil (Waterloo) and Castle Cary (Paddington). An excellent range of sporting amenities is available locally, with Golf at Long Sutton, Yeovil and Sherborne.

DIRECTIONS

what3words:

///roadmap.appraised.arrive

SERVICES

Mains water and electricity. Oil fired central heating via radiators (new boiler in 2009, new oil tank in 2020). Private drainage/Klargester septic tank. Solar panels were installed in 2009.

Broadband - Ultrafast broadband is available.

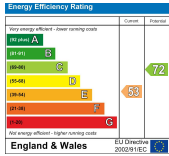
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: E

Flood risk: Very Low





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Approximate Area = 1508 sq ft / 140 sq m

Limited Use Area(s) = 84 sq ft / 7.8 sq m

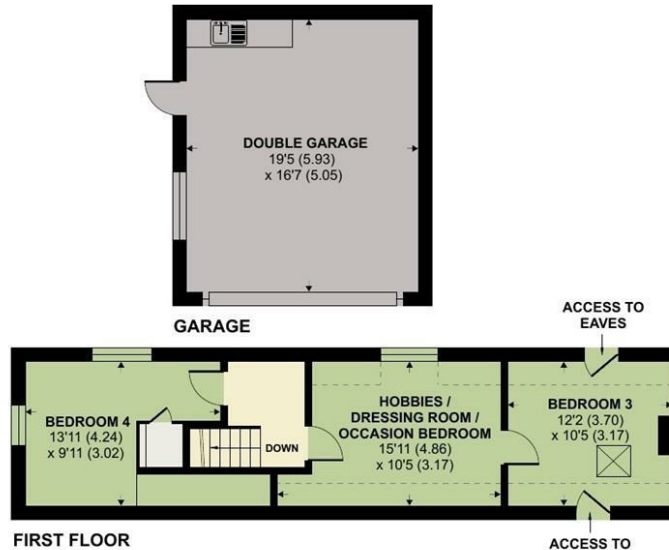
Garage = 322 sq ft / 29.9 sq m

Total = 1914 sq ft / 177.7 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 2025. Produced for Symonds & Sampson. REF: 1376577



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