Symonds & Sampson



Staddle Stones

Burton Lane, East Coker, Yeovil,

Staddle Stones

Burton Lane
East Coker
Yeovil
BA22 9LJ

3 2 3

- Quiet No Through Road
- Very Good Size Garden
- Extensive Parking/ Double Garage
- Plans For Extension
- Rare Opportunity
- Early Viewing Advised

Offers In Excess Of £625,000
Freehold

Yeovil Sales
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THE DWELLING

A fine and spacious executive detached property having coved ceilings, UPVC double glazing, oil central heating and attractive heavy timber doors throughout.

The property has a very good-sized garden and an early viewing is advised.

ACCOMMODATION

A part-glazed entrance door leads to the porch, having a timber door leading to the reception hall, a staircase rising to the first floor and attractive parquet flooring.

Off the hallway is a cloakroom with a white suite, whilst the sitting room is a very good size, being dual aspect and having a fitted woodburner with timber surround and French doors to the garden.

Also on the ground floor is a useful study and an attractive kitchen, which is dual aspect.

The kitchen has a range of granite effect worktops with timber doors and stainless steel door furniture with fitted appliances including a four-ring hob, stainless steel/glazed hood with double oven, dishwasher, a range of wall cupboards and base units, whilst there is a door to the utility room and an archway to the dining room.

On the first floor is a good-sized landing with an aspect to the front, an airing cupboard and a hatch to the roof space.

There are three bedrooms with the largest having a dressing room and en suite, and a good-sized family bathroom being fully tiled and fitted with a white suite with timber panelling to dado height.













OUTSIDE

To the front is a lawned garden with a mature tree, whilst a driveway provides parking for 3-4 vehicles, which in turn leads to a double garage with an up-and-over door, window and a personnel door.

The gardens to the rear need to be seen to be truly appreciated and comprise large areas of lawn, attractive natural stone and brick feature patios, an abundance of mature trees, raised beds, shed, greenhouse, vegetable garden, water feature, an oil tank, whilst an opening leads to a further area of garden having a super lodge.

SITUATION

East Coker is one of the area's prettiest and most sought-after villages and lies just to the southwest of Yeovil, close to the Dorset/Somerset border.

The village is predominantly built of period properties from the local hamstone and has a primary school, church, pub, farm shop and village cafe. Yeovil is just a few minutes' drive away with various shopping, business and leisure amenities, as well as mainline rail connections. The surrounding countryside is rich in recreational activities and walks; Sutton Bingham Reservoir hosts a range of water sports nearby.

DIRECTIONS

What 3 words: ///exile.fades.offers

SERVICES

Mains water, electricity and drainage. Oil fired central heating via radiators.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom https://www.ofcom.org.uk)

MATERIAL INFORMATION

Flood Risk: Low

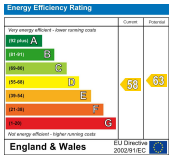
Council Tax Band: E


LAND ROVER









Burton Lane, East Coker, Yeovil

Approximate Area = 1354 sq ft / 125.7 sq m
Garage = 308 sq ft / 28.6 sq m
Outbuildings = 197 sq ft / 18.3 sq m
Total = 1859 sq ft / 172.6 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 2025. Produced for Symonds & Sampson. REF: 1349097

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