



Symonds
& Sampson

Holly House

Silver Street, Stoford, Yeovil, Somerset

Holly House

Silver Street
Stoford
Yeovil
Somerset BA22 9UF



- Corner Plot
- Spacious Throughout
- Desirable Location
- No Onward Chain
- Rare Opportunity
- Viewing Advised



Guide Price **£375,000**

Freehold

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THE DWELLING

A very well presented detached property lying on a corner plot, benefitting from oil central heating, upvc double glazing, picture rails, heavy timber doors, timber effect flooring, a pleasant open aspect to the front and is offered for sale with the huge benefit of no onward chain.

ACCOMMODATION

A high-quality timber porch has floor tiling, with a glazed door leading to the reception hall, having timber-effect flooring and a staircase rising to the first floor with a useful understairs storage cupboard.

The sitting room is a very good size, being triple aspect, with a timber-effect floor, an attractive multi-fuel woodburner with a timber surround and hearth. French doors lead to the dining room and there is a door to the kitchen/breakfast room.

In keeping with the rest of the property, the kitchen is a good size, with a range of timber worktops and stainless steel door furniture. There are a number of base units with drawers and cupboards under, wall cupboards and a fitted oven.

The dining room is again a very good size, being of brick construction, having UPVC double-glazed windows, timber flooring, a door to the garden, and some attractive glass block walling. From here, there is access to the utility room with a range of worktops, a UPVC double-glazed door to the rear, with again some glass block walling.

On the first floor is a landing with a hatch to the roof space, whilst there are three double bedrooms. Bedroom 1 has a lovely open aspect over the village green to the front, bedroom 2 has a walk-in dressing room, whilst bedroom 3 is dual aspect and enjoys lovely country views to the side and a pleasant open aspect to the front.

The bath/shower room is fitted with a contemporary white suite with a central bath with a handheld telephone-style shower attachment and a separate shower cubicle. There is also attractive light green wood panelling to dado height.

OUTSIDE

To the front of the property, there is parking for two vehicles, which leads to a garage with an up-and-over door, an oil-fired boiler and light and power connected.

There is a further private parking space to the left of the property.

Wraparound gardens comprise a number of areas with attractive flower beds, trellis, a shed, a tap with outside sink, mature trees, attractive boxing and a brick patio to the rear. The garden is enclosed by lap panel fencing and natural stone walling.

SITUATION

Stoford is a village just to the south of Yeovil and benefits from a mainline railway connection, a 15-minute walk from the property (Yeovil Junction) to London Waterloo. There is a very popular village public house, and there is a primary school in the nearby village of Barwick. There is also a regular bus service to the area's

major centre, Yeovil Town, which provides a comprehensive range of everyday and other amenities, including a leisure park with a cinema.

Nearby (5.5miles) is the highly sought-after Abbey Town of Sherborne, offering convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets, including Waitrose and Sainsbury's.

DIRECTIONS

What 3 words: ///traps.inch.tricky

SERVICES

Mains water, electricity and drainage. Oil-fired central heating. 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: D

Flood Risk: Very Low



Energy Efficiency Rating	
Current	Potential

England & Wales
2023/18/10

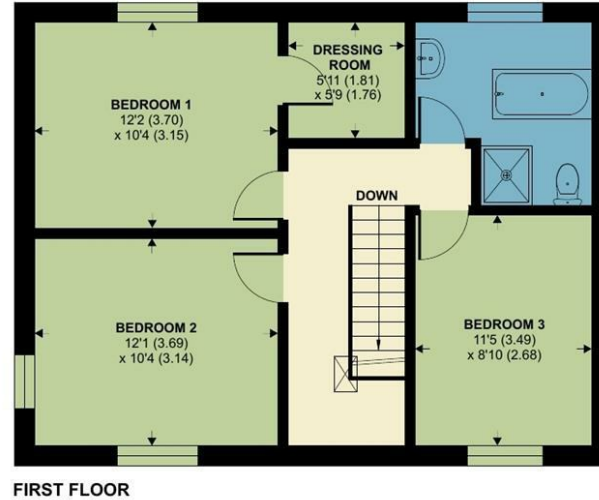
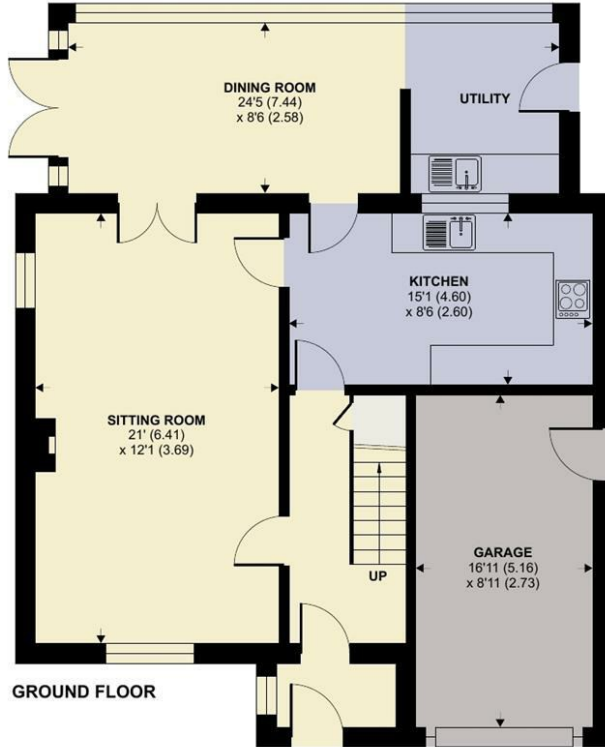
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Approximate Area = 1312 sq ft / 121.8 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1457 sq ft / 135.2 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: 1472628



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