



Symonds
& Sampson

Church Cottage

Dray Road, Higher Odcombe, Yeovil, Somerset

Church Cottage

Dray Road
Higher Odcombe
Yeovil
Somerset BA22 8UG



- Stone built cottage circa 1800
- Lovely views of the local church
- Stone fireplace (not checked)
 - Flexible accommodation
- Spacious landing/workspace
- Private parking bay to side
- Quiet village and no main roads
 - Lovely gardens

Guide Price **£389,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

A charming stone cottage offering flexible accommodation comprising entrance porch, sitting/dining room with fireplace (not tested), generous garden/sitting room overlooking the rear garden, kitchen, utility room, cloakroom, inner hall, large landing/study area, 3 bedrooms and bathroom with separate shower over.

OUTSIDE

Outside the property is approached via a central pathway to a stone wall enclosed front garden, lawned and a lovely view of the church. The rear garden has a paved terrace/patio leading to the lawned garden enclosed by laurel and other hedging, a garden shed, a water tap and a side gate that leads to a parking bay approximately 9.6m x 2.8m providing parking for 1/2 cars.

SITUATION

Odcombe village amenities include a village hall offering a varied range of social activities and a parish church. The nearby village of Montacute has additional local facilities, including a petrol filling station and village shop, public house and Montacute House owned by the National Trust.

The regional centre of Yeovil is about 2 miles away, providing a wide range of shopping, business and

recreational facilities. The A303 access is about 4 miles away, linking with the M3 to London. Mainline railway stations in Yeovil and Crewkerne have a regular service to London (Waterloo), taking about 2½ hours. Golf clubs at Yeovil, Sherborne and Windwhistle (Chard).

DIRECTIONS

What3words:

///notebook.equipment.strapping

From Yeovil, take the A37, then turn left at the college roundabout onto Preston Road. At the next roundabout (Asda) take the first exit, followed by the third exit at the next mini roundabout onto Bluebell Road. At the next mini roundabout, take the first exit to Odcombe. Follow up the hill passing the village hall on your right, and at the junction turn right. Follow over the sleeping policemen and take the next right into Dray road, and Church Cottage will be found a little way along on your right, identified by a Symonds & Sampson for sale board.

SERVICES

Mains water, electricity, drainage and gas. Gas-fired central heating via radiators.

Broadband - Superfast broadband is available.

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

MATERIAL INFORMATION

The current owners have improved the cottage during their ownership, including putting a solid roof on the garden room, renewing loft insulation and ventilation, rebuilding the chimney, new bath and shower, remodelled kitchen, new rear fence, rebuilding the side wall of the front garden, new carpets to the first floor and redecoration.

The property is not listed, but is located in a conservation area.

Council Tax Band E (£2,874.56 for 2025/2026)

Flood risk: Very Low

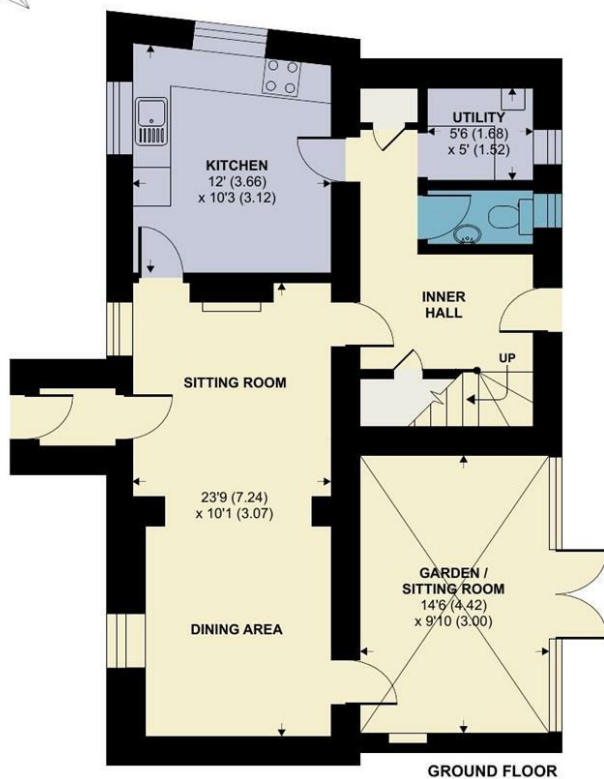




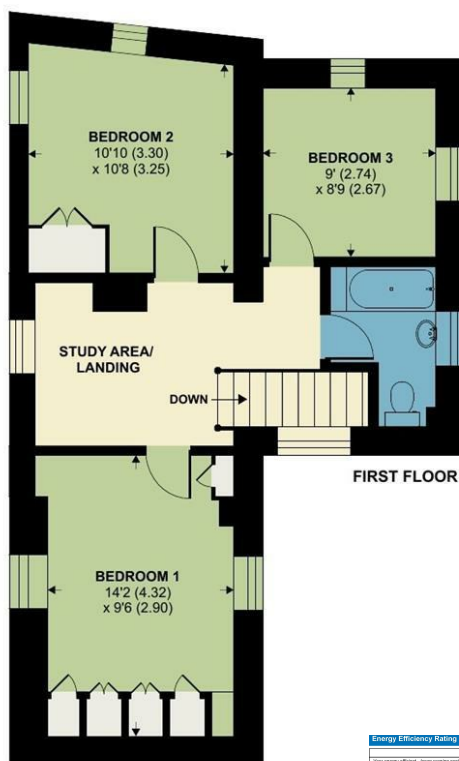
Church Cottage, Dray Road, Yeovil

Approximate Area = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



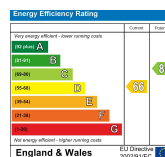
GROUND FLOOR



FIRST FLOOR



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: 216773



YEO/SH/22.01.2026



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT