



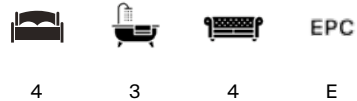
PADDOCK HOUSE

17 Hurst, Martock, Somerset



AN ATTRACTIVE GRADE II LISTED VILLAGE HOUSE

situated in a popular South Somerset village with the original former
Coach House, extensive parking and a level garden



Local Authority: Somerset Council

Council Tax band: G

Tenure: Freehold

Postcode: TA12 6JU What3words:/// subjects.scaffold.sugar

Services: Mains water, electricity, gas and drainage. Gas-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Paddock House is located in Hurst which forms part of the southern part of Martock parish. The village has good local facilities including Martock Surgery, Veterinary practice, All Saints Parish Church, Co-Op store, Butcher, petrol filling station, Library and Recreation Ground. For more extensive facilities these can be found in Yeovil (7.5 miles) and in the county town of Taunton (22 miles). The area has excellent schooling from both the private and state sectors including Martock CofE Primary School feeding to Stanchester Academy (secondary), Perrott Hill and Hazlegrove Prep Schools, Millfield and the Sherborne schools. There is nearby access onto the A303 just 1.5 miles away providing connections to the East and West. Mainline rail service from Yeovil Junction to London Waterloo (2.5 hours) and Castle Cary (16 miles) to London Paddington (90 minutes). For wider travel there are airports at Bournemouth, Bristol and Exeter all easily accessible offering connections to UK and international







THE PROPERTY

Paddock House is an attractive Grade II listed detached village property. It is constructed of stone elevations under a clay tiled roof with stone copings and stone chimneys. The windows are mainly stone mullions many with lead light panes. There is a stone based and timber conservatory located on the western gable end. The accommodation provides an entrance hall with the two main reception rooms flanking this. The sitting room has a fine stone open fireplace and is on two levels, creating a separate space to the rear. The dining room has a woodburning stove set in a large inglenook fireplace with heavy bressemer beam with direct access to the kitchen/breakfast room which runs alongside the rear of the property alongside the large utility room and conservatory. The third reception room, currently used as an office can be accessed from the utility. There is a separate hallway/entrance to the western part of the house, with leads directly to the utility and also has a WC with shower offering potential to provide for multi-generational living. On first floor there are four double bedrooms with two family bath/shower rooms. There is extensive under eaves storage to the rear.



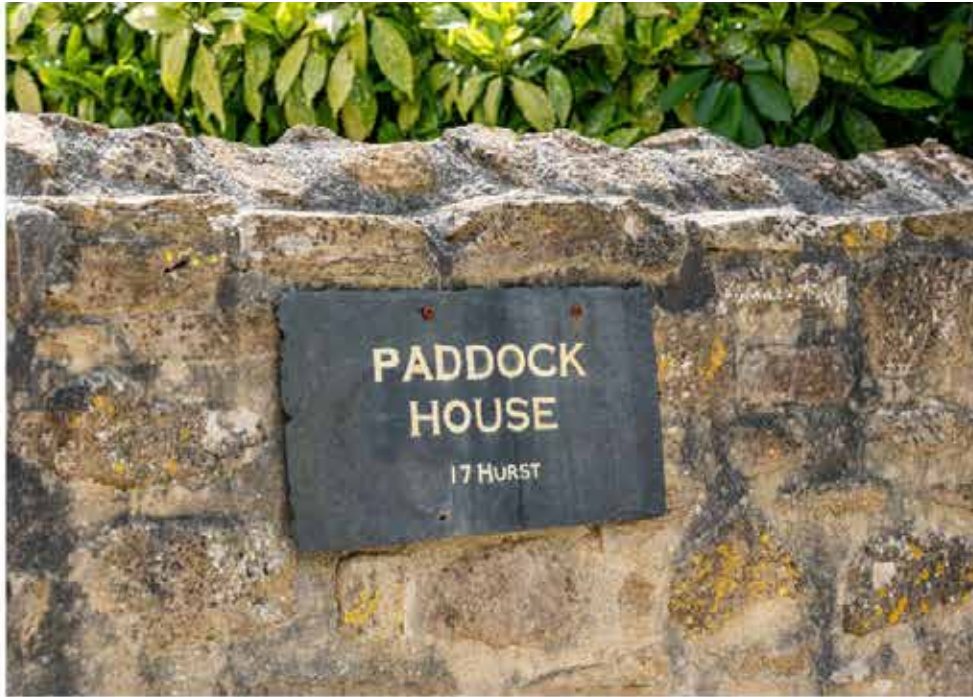




GARDEN AND GROUNDS

Paddock House is approached off the village road onto a Cotswold gravelled drive which leads to the parking area. This driveway provides access to the neighbouring property which lies beyond. There is separate pedestrian access from the road onto a paved path which runs along the front of the house. Located adjacent to the parking area is a large stone and slate roofed former Coach House, which comprises ground floor garaging and first floor storage. A gravelled pathway leads to the front door bisecting the front garden with lawns and mature borders on each side. The main garden lies to the rear of the property with lawn interspersed by mature shrubs and a large garden summerhouse. Leading from the conservatory on the western side is a large paved terrace which provides excellent space for entertaining and alfresco dining.





Hurst Martock, Somerset

Gross Internal Area (Approx.)

Main House (excl. Eaves) = 265 sq m / 2,855 sq ft

Garage (incl. Storage) = 73 sq m / 791 sq ft

Outbuilding = 5.7 sq m / 61 sq ft

Total Area = 343.7 sq m / 3,707 sq ft



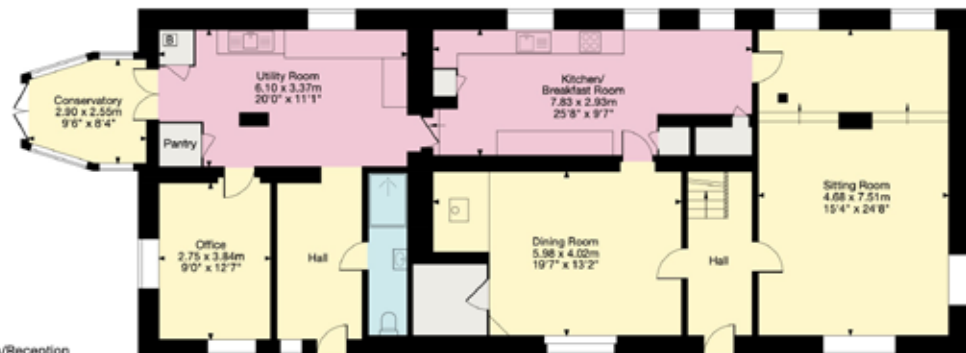
Outbuilding



First Floor



Storage
(Above Garage)



Ground Floor
Main House



Garage

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



Simon Barker MRICS

01935 812236

simon.barker@knightfrank.com

Knight Frank Dorset and South Somerset

First Floor, 5 Hound Street,

Sherborne, DT9 3AB

knightfrank.co.uk

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