

Cedar Lodge

Adams Green, Dorset

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Adams Green
Dorset
Dorset BA22 9SW

3 2 2

- Spacious throughout
- Large Mature Gardens
- Garge & Parking
- Huge Potential
- Country Views
- No Onward Chain

Guide Price £495,000
Freehold

Yeovil Sales
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THE DWELLING
A rare opportunity to acquire a spacious detached bungalow requiring sympathetic modernisation, benefiting from oil central heating, upvc double glazing, coved ceilings and solar panels.

ACCOMMODATION
A UPVC double glazed entrance door leads to the porch, which in turn has a part-glazed door and a side screen to the reception hall. In the hall there is having timber-effect flooring and both a storage cupboard and an airing cupboard whilst hallway is a useful utility room having an oil-fired boiler and controls for the solar panels.

The sitting room is a superb dual aspect room, being a very good size and having a lovely central feature wood burner with an open aspect to the side and lovely countryside views in the distance, whilst the dining room is also substantial with double glazed doors to the rear

The kitchen/breakfast room overlooks the front of the property and is fitted with a comprehensive range of units with marble effect worktops, with cream doors with timber trim.

Fitted appliances include a double oven, four-ring hob and hood, whilst there is a good range of wall cupboards and extensive base units with drawers and cupboards under and plumbing for a dishwasher.

There are two double bedrooms, both having fitted wardrobes and a large family bath/shower room with a new white suite and shower cubicle.

A part-glazed door leads to a second hall, having a door to the front whilst there is access bedroom number three and a bathroom with a coloured suite. Please note that this part of the bungalow could easily be used as separate annexe accommodation.

OUTSIDE
Metal gates lead to a driveway for several vehicles, which in turn leads to a detached garage with an up-and-over door and a workshop attached at the rear.

The gardens are an absolute delight and have clearly been lovingly tended to in the past, but do require some attention to return to their former glories. They comprise large lawns, a number of mature trees, raised beds, a dilapidated shed, a number of beds and borders and whilst there have been two ponds in the past, one requires significant attention and one is currently being used as a vegetable garden.

There is also a large patio area, and we would kindly ask you to take care while wandering around the bungalow, as there are a number of trip hazards

SITUATION
The property sits in this favoured area of the village of Halstock on the Somerset/Dorset border and has a community village shop and church. Surrounding the village is the classic Dorset/Somerset rolling countryside and nearby Sutton Bingham reservoir, which has water sports as well as fishing. The town of Yeovil is just a short distance away, where there is a comprehensive range of amenities and mainline rail links. Beaminster, Sherborne and Crewkerne are also within easy reach by car.

DIRECTIONS
What 3 words: ///worksheet.blanked.limp

SERVICES
Mains water and electricity. Oil-fired central heating. Septic Tank - Currently not to current standards and needs to be replaced. Our client has a quote for circa £20,000 including vat but they will not be doing this work.

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
The property benefits from solar panels and a battery storage system connected to the solar panels.

Council Tax Band: F

Flood Risk: Very Low







Cedar Lodge, Adams Green, Halstock, Yeovil

Approximate Area = 1487 sq ft / 138.1 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 1790 sq ft / 166.2 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 2025. Produced for Symonds & Sampson. REF: 1386745





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