



# Ashgrove

30 Mudford Road, Yeovil, Somerset

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30 Mudford Road  
Yeovil  
Somerset BA21 4AB

A fabulous opportunity to acquire this charming 5 bedroom, 3 reception room, 2 bathroom detached Georgian town house with double garage, parking and gardens. The property must be viewed and lies a short walk from Yeovil town centre.



- Charming detached Georgian town house
  - Double garage and workshop
    - Parking/turning area
      - Gardens
      - Grade II Listed
  - Very flexible accommodation
    - Cellar/gym/music room
    - No onward chain

Guide Price **£595,000**

Freehold

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## THE DWELLING

Nestled in an elevated position close to the town, this impressive Georgian detached Grade II listed house offers a splendid blend of classic elegance and modern comfort. Spanning an expansive 3,329 square feet in total, this property is perfect for families and professionals alike seeking ample space and a welcoming atmosphere.

Upon entering, you will be greeted by a fabulous reception hall, drawing room and separate sitting room, each providing a versatile space for relaxation, entertaining, or family gatherings. The layout is thoughtfully designed to ensure a seamless flow throughout the home, making it ideal for both intimate family moments and larger social occasions.

The property boasts five bedrooms, providing plenty of room for family members or guests. The two bathrooms are conveniently located together with a further cloakroom/wc on the first floor.

Outside, the property features parking for several vehicles, a rare find that adds to the convenience of this splendid home.

This Georgian gem on Mudford Road is not just a house; it is a place where memories can be made and cherished for years to come. With its spacious interiors and prime location, it presents an exceptional opportunity for those looking to settle in Yeovil.

## ACCOMMODATION

The accommodation comprises a fabulous reception hall, generous drawing room, sitting room, kitchen/breakfast room, downstairs shower room, boot room, utility room, substantial cellar currently used as a gym/music room, first floor landing, five bedrooms with further second floor loft room used as a dressing room/attic, cloakroom/wc and further family bathroom.





## OUTSIDE

The property is set on an elevated position and well screened from the road by a stone wall and mature privet hedge, providing both privacy and an attractive approach. Stone pillars flank the entrance driveway, which offers ample space for turning and parking, and in turn lead to the double garage and workshop. The garage has a pair of single doors and leads into a workshop area, which is very good in size, offers scope for further development/use, and has power and light.

To one side of the driveway, a pathway leads to a two-tiered garden, planted with a selection of fruit trees, including fig. This area further benefits from a useful garden shed, greenhouse and raised planting beds.

A pathway to the front of the property leads to the entrance portico,

bordered by lawned areas. A further gate provides access to the side garden, which is fully walled and laid predominantly to lawn, interspersed with a variety of shrubs, bushes and mature trees. This area also incorporates a useful decking area and an expanse of slate chippings, providing pedestrian access to the workshop and additional outdoor seating or storage potential.

## SITUATION

The property is well situated to stroll into the town centre, taking advantage of the local amenities with the nearby Yeovil Country Park boasting 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings are believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide

open spaces, ideal for dog walking.

Yeovil lies close to the border of North Dorset, the area provides a comprehensive range of excellent shopping, business and cultural facilities, along with a desirable collection of restaurants, public houses and cafés together with being the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

There are extensive opportunities for equestrian sport, and active



sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

The town has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive.

There is a wide choice of schools locally, both in the independent and state sectors. The nearby secondary schools include Bucklers Mead Academy, Westfield Academy and Preston School Academy, along with Yeovil College of Further Education. There's Perrott Hill School, which

comprises a Montessori nursery, pre-prep and prep school, and other independent local schools include the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College Taunton.

Ham Hill to the west of Yeovil, is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings. While the nearby historic town of Glastonbury is home to many myths, legends and of course the world-famous music festival, together with Sherborne, with all its major attractions, including the famous Abbey also being within very easy reach.

## DIRECTIONS

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## SERVICES

Mains water, gas, electricity and drainage. Gas-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: F

Flood Risk: Very Low



# Mudford Road, Yeovil

Approximate Area = 2731 sq ft / 253.7 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 565 sq ft / 52.4 sq m

Total = 3329 sq ft / 309.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1469665



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