

Towers Wills

Town & Country

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1, The Paddocks, West Street, Ilchester, Somerset
BA22 8PS

£625,000

Towers Wills welcome to the market a substantial and highly versatile five-bedroom family home set in a quiet no-through cul-de-sac within the popular village of Ilchester. Offering spacious living throughout including a large kitchen-diner, conservatory, three en-suites, driveway parking, double garage and a garden with attractive outlook from the garden onto field views. Ideally positioned for village amenities, schools and excellent transport links.

Accommodation:

Set within a quiet, no-through cul-de-sac in the heart of the thriving village of Ilchester, this substantial and highly versatile family home extends to approximately 216 sq m (2,325 sq ft) and offers generous, well-balanced accommodation ideal for modern family living.

The property is approached into a welcoming reception hallway, where a partly exposed stone wall immediately sets the tone, creating a striking and characterful first impression. From here, the accommodation flows beautifully into a particularly spacious lounge-diner, centred around a feature fireplace with an attractive stone surround. This impressive room comfortably accommodates both relaxed seating and a full dining area, making it perfect for everyday living and entertaining alike, and it leads seamlessly through to the conservatory.

The conservatory provides a wonderful additional reception space, ideal for enjoying the warmer months, with a pleasant outlook over the garden and beyond to an open field, creating a lovely sense of space and tranquillity.

The kitchen-diner / breakfast room truly forms the heart of the home. Generously proportioned and ideal for family life, the kitchen is beautifully presented with a comprehensive range of wall, base and drawer units, ample work surfacing, sink and drainer, cooker, and a door leading to the utility room. The utility room offers further practicality with space for a washing machine and housing for the boiler.

A particularly attractive feature of the property is its flexibility. Bedroom three is located on the ground floor and is a comfortable double bedroom with its own private wet room / en-suite, making it ideal for multi-generational living, guests, or anyone requiring ground floor facilities.

To the first floor are four further large double bedrooms. Bedrooms one and two benefit from their own individual private en-suites, while bedrooms four and five are served by a well-appointed family shower room.

Outside:

Outside, the property enjoys a driveway providing off-road parking for several vehicles, leading to an attached double garage with up-and-over door, power and lighting, and a personal door giving convenient access to the main residence. The rear garden is designed for ease of maintenance, laid mainly to lawn, and enjoys a particularly attractive outlook over the adjoining meadow — a lovely backdrop that enhances the peaceful feel of the setting.

Location:

Ilchester is a highly regarded and vibrant Somerset village, offering an excellent range of local shops, amenities and everyday conveniences, alongside well-regarded schooling. The village enjoys strong transport

Key Features

- Detached Family Home
- Popular Village Location
- Five Bedrooms
- Four Bathrooms
- Driveway Parking
- Double Garage
- Gardens

Contact Us

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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

links, providing easy access to Yeovil, the A303, and onward routes to the wider South West and London. Combining village charm with practicality, Ilchester remains a popular choice for families and professionals alike.



Floor Plan



Ground Floor



First Floor

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