

Symonds
& Sampson

Des Noyers

Sutton Montis

DES NOYERS

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Sutton Montis
Yeovil
BA22 7HF

Situated in the sought after village of Sutton Montis, this two bedroom detached bungalow offers unspoilt views.



- Detached two bedroom bungalow
- Spacious accommodation throughout
- Unspoilt views over Somerset countryside
 - Large front and rear garden
 - Garage and off road parking
 - No onward chain

Guide Price £390,000

Freehold

Sherborne Sales
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THE DWELLING

Situated in a prime location, this two-bedroom bungalow offers an impressive 1,299 sq ft of well-proportioned accommodation. The property features a spacious reception room and generously sized bedrooms, whilst benefiting from beautiful views.

ACCOMMODATION

The property layout is designed with a central entrance hall, separating the reception areas and bedrooms. At the end of the hallway, a spacious living room features an open fire and access to the conservatory. The conservatory has French doors and a side entrance leading to the garden, along with access to the kitchen. The kitchen, catering to all culinary needs can also be reached from the hallway.

Both bedrooms are well-proportioned and offer scenic views over the front garden and countryside. A bathroom is located next to the bedrooms, alongside a separate cloakroom.

GARDEN

The rear garden is predominantly laid to lawn, bordered by well-stocked flower beds and enclosed by fencing. A patio area adjoins the property, with a pathway leading to a shed at the rear. Side access connects to the front of the property, along with pedestrian access to the garage.

SITUATION

The picturesque village of Sutton Montis is surrounded by idyllic countryside and scenic walking trails, including the historic Cadbury Castle, linked to King Arthur. Nearby is Holy Trinity Church, and Corton Denham, with the award-winning Queen's Arms pub. Just two miles away, Queen Camel offers further amenities like a village shop with post office, a pub, primary school, and church, with convenient access to the A303.

Sherborne, a historic market town 6.2 miles away, provides diverse shops and services, including a Waitrose. Other nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). Sherborne is home to excellent schools, both state and private, and offers a regular train service to London Waterloo (about 2.5 hours), while Castle Cary (12 miles) has a fast train to Paddington in about 90 minutes. Bournemouth, Bristol, and Exeter Airports are also within easy reach.

DIRECTIONS

What3words - ///mixing.hurls.snipped

MATERIAL INFORMATION

Mains electric, water and drainage connected to the property. Oil central heating.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely outside with limited access inside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

Council Tax Band: E

AGENTS NOTE

The property has been subject to movement. The vendors have carried out the necessary works to rectify. Structural adequacy documentation is now available upon request.



Sutton Montis, Yeovil

Approximate Area = 1299 sq ft / 120.6 sq m (exclude lean to)

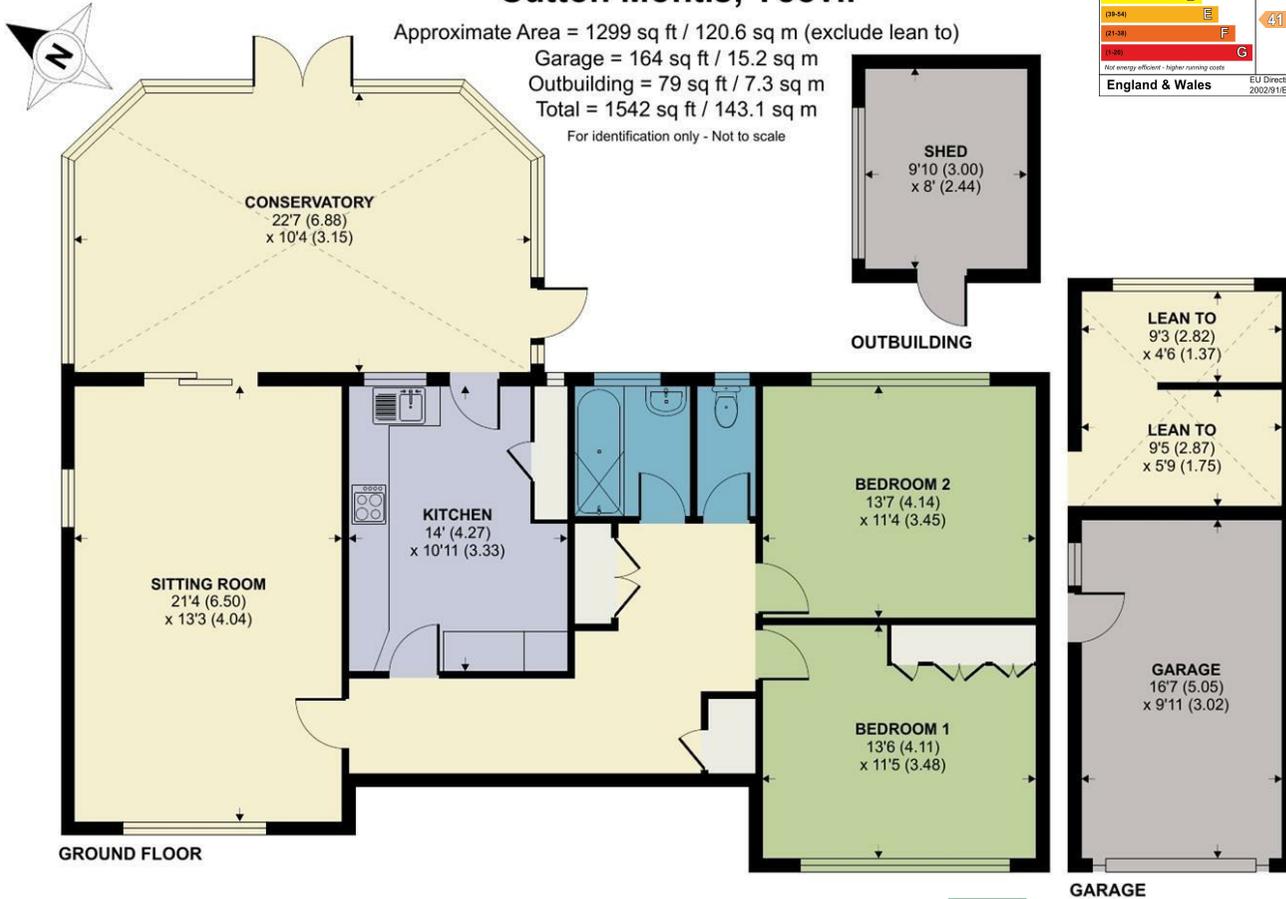
Garage = 164 sq ft / 15.2 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1542 sq ft / 143.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		70
55-68	D		
39-54	E		
21-38	F	41	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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: 1240119



Sherb/JM/0225



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