

Symonds  
& Sampson



# Highbank

Upton Lane, Seavington, Ilminster, Somerset

# Highbank

Upton Lane  
Seavington  
Ilminster  
Somerset TA19 0PZ

Presented to an exceptional standard both inside and out, this charming detached bungalow is set in just under a quarter of an acre. It offers a generous family-friendly layout while remaining an ideal choice for downsizers who don't want to compromise on space.



- Immaculately presented detached bungalow
- Superb, spacious layout ideal for entertaining
- Stunning open-plan kitchen / dining / family room
- Generous utility room with adjoining gym and shower room
- Beautifully landscaped gardens with outdoor kitchen
  - Private driveway and former garage / store

Guide Price **£575,000**

Freehold

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## THE PROPERTY

An exceptional bungalow, thoughtfully modernised and extended to create a bright, practical and welcoming home. Ideal for buyers seeking a move-in ready property, planning permission secured in 2020 for the current extensions (20/00453/HOU) also includes approval for a loft conversion, presenting exciting potential to add a further bedroom in the future. Occupying the centre of a generous plot, the home is surrounded by extensive gardens to the front, side and rear. Perfect for keen gardeners and those who enjoy outdoor living, the grounds offer space for growing your own produce as well as stylish entertaining, with a dedicated outdoor kitchen, pergola-covered patio and beautifully manicured lawns and borders.

## ACCOMMODATION

An oak-framed storm porch offers an inviting welcome, leading into a spacious hallway complete with a built-in cloaks cupboard and additional airing cupboard. Contemporary timber flooring extends through to the generously proportioned sitting room, featuring an attractive fireplace with a wood-burning stove and oak mantelshelf.

The standout feature of the home is the stunning open-plan kitchen, dining, and family room – a bright, versatile space that will likely be at the heart of day-to-day living throughout the year. Designed to accommodate everything from culinary pursuits to entertaining family and friends, the room also provides a cozy spot for chats around the central island. There is ample space for a large dining suite as well as comfortable seating for relaxation. The contemporary sage-green cabinetry is thoughtfully arranged to one end of the room, offering a comprehensive range of floor and wall-mounted cupboards, pull-out larder units, a dedicated hot drink station, and integrated appliances including a combination microwave, dishwasher, and space for an American-style fridge freezer. The central island, complete with breakfast bar, also houses an integrated dishwasher, while solid oak worktops feature a traditional double butler sink. A lantern roof, dual-aspect windows, and French doors fill the space with natural light and provide direct access to the patio during warmer months.

Adjacent to the kitchen, the generous utility room rivals many kitchens in size, offering abundant storage, worktop space, and plumbing for both a washing machine and tumble dryer, with room for an extra freezer. An integral door connects to part of the former garage, now converted into a dedicated gym. Conveniently located off the utility room is a stylish separate shower room with a contemporary suite and chic monochrome patterned flooring.

On the opposite side of the property, three well-sized bedrooms all feature the same timber flooring, creating a cohesive and practical finish. The family bathroom is fitted with a modern white suite, including a bath with shower over and glass screen.





## OUTSIDE

The gardens envelop the property, and have clearly been a labour of love and a source of much enjoyment for the current owners, showcasing both meticulous care and a true passion for outdoor living. Expertly designed, the rear garden seamlessly extends the home, creating an elegant outdoor patio and dining area, complete with a pergola that provides a cool, shaded retreat on warm summer days. Bathed in sunlight from morning to late afternoon thanks to its south-facing aspect, this space is perfect for entertaining or simply relaxing.

A bespoke outdoor kitchen features a pizza oven and barbecue area, with convenient power for a drinks fridge, all set on paved flooring that extends to an additional seating or dining zone. Discreetly positioned in one corner, the oil tank is screened by a climbing trellis, while the

external oil-fired boiler and side access path with outside tap are located to the rear of the back door. Secure gates on both sides ensure the garden is completely safe for children and pets alike.

An ornamental pond, with a waterfall cascade, adds a tranquil focal point, while the west side of the property is dedicated to a charming kitchen garden with raised beds, greenhouse, and timber garden store. At the front, a resin-bound driveway offers ample off-road parking and access to the former garage, now a practical storage space. The front garden is equally impressive, with a sweeping lawn, beautifully maintained borders, and ornamental trees that provide year-round structure and visual appeal.

## SITUATION

Seavington is an attractive village made up of two small parishes,

Seavington St Mary and Seavington St Michael, both with their own parish churches and sharing a lovely community shop and café, recreation ground with children's playground, village hall and pub.

Nearby, the pretty village of South Petherton also offers a range of day to day amenities although almost equidistant is the Medieval market town of Ilminster, the centre of which is dominated by the ancient Minster and a thriving range of independent stores including butchers, delicatessen, hardware store, antiques and homeware stores as well as two supermarkets. Ilminster has a convenient road access to both the M5, junction 25 lies 13 miles to the north-west and 1 mile to the A303, now dual carriageway most of the way to the M3.

There is a mainline railway station at Crewkerne c.5 miles (London



Waterloo) which also has a Waitrose supermarket, and the county town of Taunton c.15 miles has a further mainline station (London Paddington) and a wider range of shopping facilities. Bath, Bristol and Exeter offer excellent cultural and shopping facilities within approximately an hour's drive. The World Heritage designated Jurassic coastline lies c.20 miles to the south.

## DIRECTIONS

What3words/////bookshop.splash.tadpoles

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating via external boiler.

Ultrafast broadband is available. There is mobile signal in the area, please refer to Ofcom's website for further details.

## MATERIAL INFORMATION

Somerset Council Tax Band D

Please note, there may be CCTV (Ring dobell) recording at the time of any visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower carbon value)	A		
Energy efficient	B		
Decent	C	61	68
Below average	D		
Energy inefficient	E		
Very energy inefficient	F		
Worst energy efficiency (higher carbon value)	G		
England & Wales		EU Directive 2002/91/EC	

# Upton Lane, Seavington, Ilminster

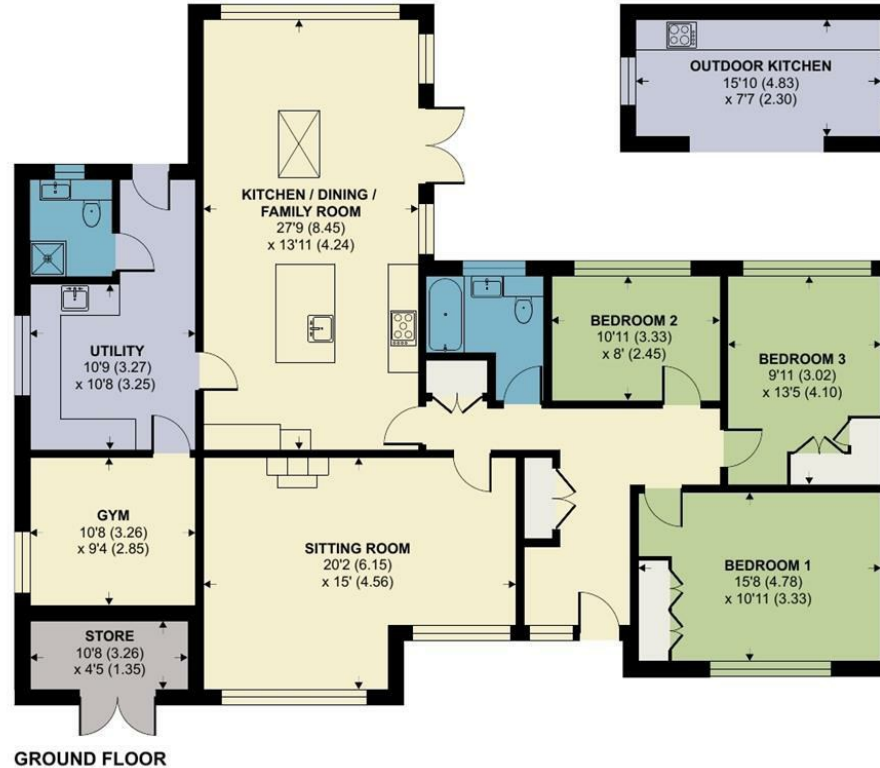
Approximate Area = 1607 sq ft / 149.2 sq m

Garage = 45 sq ft / 4.1 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 1771 sq ft / 164.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Symonds & Sampson. REF: 1422203



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