



# Marvic

Frog Lane, West Camel, Somerset

# Marvic

Frog Lane  
West Camel  
Yeovil  
BA22 7QD



- Spacious Throughout
- Open Aspect to the Front
  - Large Garden
- Double Garage & Parking
  - Rare Opportunity
  - Viewing Advised

Guide Price **£475,000**

Freehold

Yeovil Sales  
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## THE DWELLING

This very spacious detached property, which is coming to the market for the first time in 40 years, benefits from oil central heating, upvc double glazing and floor tiling on the ground floor.

## ACCOMMODATION

A storm porch has a upvc double glazed entrance door to the reception hall, which has a fully tiled cloak room off, fitted with a white suite and wet room.

The sitting room is a very good size, being triple aspect, having a hamstone fireplace with open fire, and twin doors lead to the dining room, whilst there is also a very good size sunlounge of upvc double glazed construction on a stone base.

The kitchen/breakfast room is dual aspect, having a comprehensive range of units with timber effect worktops with white doors and stainless steel door furniture, a good range of base units with drawers and cupboards under and some are glazed.

Off the kitchen is the utility room with oil oil-fired boiler.

On the first floor is a landing, whilst there are five good size bedrooms with the master having an en suite shower room

with a double shower cubicle and white suite, whilst there is also a family bathroom with a white suite.

## OUTSIDE

To the front of the property is a lawn with a picket fence, at the side, there is parking for 2 vehicles, a double garage with up and over door, a door to the rear, a window and eaves storage.

The gardens to the rear are a good size, being mainly laid to lawn, having a number of mature trees patio, fruit trees, a tap, oil tank, whilst steps lead down to the stream.

## SITUATION

The village itself has a public house, church and village hall, which is the centre for many village activities. Further local amenities such as post office stores, primary school and health centre can be found in the nearby village of Queen Camel.

West Camel is equidistant to the north of both the historic Abbey town of Sherborne and the regional centre of Yeovil, both of which provide a comprehensive range of shopping, leisure and business amenities, as well as mainline railway stations with regular services to London/Waterloo, Bristol and the south coast.

The market town of Castle Cary is also within easy motoring distance, where there is a mainline railway station with a regular service to London/Paddington. The A303 can be joined at Sparkford to the north, giving good access to London, the south-west and the motorway network.

## DIRECTIONS

What 3 words: ///mixed.enjoyable.skidding

## SERVICES

Mains water, electricity and drainage. Oil-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: D

Flood Risk: Medium

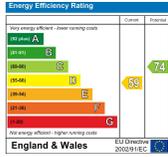
The vendor has made us aware that in 2023 the property was subject to a flash flood, which has only happened once in his forty years of occupancy



# Marvic, Frog Lane, West Camel, Yeovil

Approximate Area = 1972 sq ft / 183.2 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). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1376187



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