Symonds & Sampson




# Plot 1, Owl Street Orchard

Owl Street, East Lambrook, Somerset

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Owl Street
East Lambrook
Somerset TA13 5HF

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- Select Development of Bungalows with single Level Living
- Blue Lias Stone
- Quiet Village Location
- Ample parking and Carport










Guide Price £650,000
Freehold

Yeovil Sales
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## THE PROPERTY

This blue lias built bungalow in an orchard setting is due to be completed in early 2027. The property has uPVC double glazing, underfloor heating via an air source heat pump, and solar panels.

An entrance door leads to the spacious hallway with a cloakroom. The open-plan living space is light and spacious, with electric Velux roof lights and large aluminium bi fold doors.

The kitchen is comprehensively fitted with a range of wall and base units, quartz Carrara worktops, a boiling water tap, double eye-level oven, induction venting hob, fridge, freezer and dishwasher and has bifold doors leading to the garden. There is also a useful utility room with a sink and plumbing for a washing machine.

The primary suite has a large walk-in wardrobe, an ensuite shower room and French doors leading to the rear garden. There are two further bedrooms benefitting from a Jack and Jill bathroom.

## OUTSIDE

At the front of the property is a garden area, parking, and a carport.

To the rear is a good-sized level garden laid to lawn with a patio and an outside tap, and is enclosed by lap panel fencing.

## SITUATION

East Lambrook is a very quiet hamlet a stone's throw from South Petherton, another of Somerset's gems! This residential development site is located in the heart of the popular village of East Lambrook, with the church of St James, East Lambrook gardens & Café and the Rose & Crown public house.

The nearby village of South Petherton provides an excellent variety of amenities including doctors' surgery, a church, a pub, several eateries including the renowned Holm restaurant, a post office, a delicatessen and various other shops. Major towns within easy driving distance include the regional centres of Yeovil, Taunton, Crewkerne, Sherborne and Ilminster, all of which have an excellent variety of shopping, educational and recreational facilities.

Communications nearby include the A303 to the south at South Petherton, which provides a fast route to London/Home Counties on the A303/M3/M25. There are also mainline railway stations at Yeovil and Crewkerne with a service to London (Waterloo) and Taunton (Paddington). The area is also well served by independent schools at Millfield, Bruton, Hazelgrove, Sherborne and Perrott Hill.

Sporting facilities in the area include golf at Windwhistle, Sherborne, Taunton and Yeovil; water sports are available on Sutton Bingham Reservoir near Yeovil and horse racing is available at Taunton, Bath, Wincanton and Exeter.

## DIRECTIONS

What 3 words: ///surveyed.unloads.bookmark

## SERVICES

All main services are connected. Underfloor heating via an air-source heat pump; solar panels.

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: TBC
Somerset Council 01935 462462

All photos are AI-generated, as the property is currently under construction









# Owl Street, East Lambrook, South Petherton

Approximate Area = 1677 sq ft / 155.7 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1520846







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