

# 6, Camp Road

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, West Coker, Somerset BA22 8TB

West Coker 0.75 miles. Ham Hill Country Park and Yeovil 3 miles.

NO OWARD CHAIN. An extended four bedroom detached house, offering spacious and flexible accommodation with ample parking, workshop and gardens backing onto open fields, along with fine country views. EPC Band E.

- NO ONWARD CHAIN
- Spacious Kitchen/Dining Room, Boot Room and Utility
- Breakfast Room and Study
- Two Reception Rooms
- Four Bedrooms
- One En Suite with Balcony and Family Bathroom
- Ample Parking and Workshop
- Gardens Backing onto Fields
- Freehold
- Council Tax Band E

## Guide Price £583,000

### SITUATION

Nestled in a delightful rural setting, this attractive family home offers the perfect blend of countryside tranquility and accessibility. Just ¾ mile from the picturesque village of West Coker, you'll find a wealth of local amenities including a welcoming pub, boutique hotel with spa and restaurant, a garage, general stores, doctors' surgery, butcher, primary school, and an active village hall. The vibrant town of Yeovil is only 3 miles away, providing extensive shopping, leisure, and educational facilities, along with a mainline rail link to Exeter and London Waterloo. For outdoor enthusiasts, Ham Hill Country Park is close by, boasting scenic footpaths and breathtaking views of the surrounding countryside. This property truly combines rural charm with modern convenience—ideal for family living.

### DESCRIPTION

Constructed primarily of hamstone beneath a classic slate roof, this charming property combines traditional character with modern comfort. The home benefits from uPVC double glazing and oil-fired central heating throughout. Thoughtfully extended in recent years, the accommodation is spacious and versatile, centered around a large kitchen/dining room with adjoining breakfast room. Additional ground floor features include a study, family room, sitting room, generous hallway, cloakroom, utility, and boot room—perfect for family living. Upstairs, you'll find four double bedrooms, including one with an en suite shower room and access to a balcony/raised decking area, offering breathtaking views over open countryside. A luxurious five-piece family bathroom completes the first floor.

Outside, the property boasts ample off-road parking, a workshop, and attractive gardens backing onto open fields—ideal for enjoying the peace and beauty of rural life.







## ACCOMMODATION

Covered entrance porch with door leading to the entrance lobby, with tiled flooring, window to front, sloping ceiling with exposed beams and adjoining cloakroom with low level WC, wash hand basin, store cupboard and a tiled floor. The main hallway boasts a staircase rising to the first floor, access to the kitchen dining room and further door to the utility room with sink unit and mixer tap, adjoining worktops with cupboards under, space and plumbing for washing machine, oil fired boiler and two wall cupboards. Glazed door to the adjoining boot room, with tiled floor, large store cupboard being glazed on two sides and with a door to rear.

Within the heart of the house is a superb kitchen/dining room comprehensively fitted with a two bowl single drainer sink unit with mixer tap, adjoining granite worktops with a range of floor and wall mounted cupboards and drawers, space for a range style cooker with extractor hood over, along with a large granite top island unit with cupboards and baskets beneath. Tiled flooring throughout and window and uPVC door to side. The adjoining breakfast room has a sloping ceiling with roof light, tiled flooring and glazed french doors to rear. Opening through to the family room, with attractive oak flooring, views from two aspects, glazed door to kitchen. Opening leading through to the magnificent sitting room with a sloping ceiling and exposed beams, along with numerous downlighters, views from three aspects and a log burner on a slate hearth, together with exposed hamstone to one wall. Study with a raised floor, exposed stonework to one wall and obscure glazed window to the front.

On the first floor the landing enjoys fine views towards Yeovil, along with trap access to the roof void. Bedroom two with views from two aspects and store cupboard. Bedroom one with vaulted ceiling with exposed beams, together with ceiling fan light and glazed door to the balcony/decking area, from which there are delightful country views. Door to the en suite shower room comprising, shower cubicle, vanity unit with inset wash hand basin, low level WC, heated towel rail and window to side. Bedroom three with window to side. Bedroom four with window to side. Bathroom comprising free standing roll top bath with waterfall tap and shower attachment, low level WC and twin circular hand basins on a marble top with twin illuminated circular mirrors over. Large walk-in shower and two obscure glazed windows.

## OUTSIDE

To the side of the property, a tarmac drive provides parking for two vehicles, along with a concealed oil tank. A pair of wrought iron gates open onto a patterned concrete driveway for two further vehicles, together with access to the workshop 18 ft 8' x 7ft 10', of block and stone construction, set beneath a slate roof and is connected with power and light, together with a window to side. A path to the side leads around to the rear of the property with a cold water tap and access to the boot room, along with a block paved area to the rear, which passes beneath the balcony/raised decking area. The rear garden is hedged and walled together with a post and rail fence, is laid mainly to lawn and backs onto open fields. Also in the garden are a fine selection of trees including Silver Birch, Conifer and Beech, along with flower and shrub beds and a paved area, immediately outside the kitchen which is connected with power and light, along with a log store.

## SERVICES

Mains water, electricity and drainage are connected.
Oil fired central heating.
Broadband : Standard and Ultrafast - Jurassic Fibre is connected to the property. (Ofcom)
Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some services may be limited)
Flood Risk Status : Very low risk

## VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

## DIRECTIONS

What3words:///pacemaker.marketing.upholds

From Yeovil head west on the A30 towards Crewkerne. On leaving Yeovil turn right just before the BP/M&S garage onto Camp Road, signposted Odcombe/Stoke Sub Hamdon & Ham Hill Country Park. Continue for approximately 1/2 a mile whereupon 6 Camp Road will be found on the left hand side, clearly identified by our For Sale board.



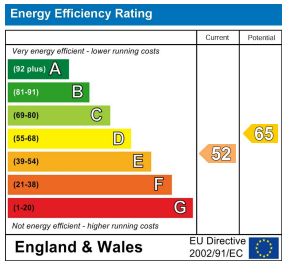




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