



4 Combe Street Lane, Yeovil, Somerset

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## 4 Combe Street Lane, Yeovil, Somerset BA21 3PB

A beautifully presented family home with an annexe and development potential, set in approximately 1 acre with countryside views

Yeovil town centre 1.0 miles, Yeovil Junction station 3.1 miles (2 hours 20 minutes to London Waterloo), A303 4.5 miles, Taunton 26 miles, Bristol Airport 39 miles

Main House: Reception hall | Sitting room  
Conservatory | Study | Dining room | Kitchen  
Utility | Cloakroom | Principal bedroom with en suite shower room | Four further bedrooms  
Family bathroom | Two WCs | EPC rating D

Annexe: Open-plan living area and kitchen | One bedroom | Family bathroom

Double garage | Garden | Paddock  
Approximately 1 acre

### The property

This impressive, detached family home offers elegant accommodation, with neutral décor and high-quality fittings arranged over three light-filled floors. The accommodation extends to over 3,600 sq ft and includes an adjoining self-contained annexe that is configured over one accessible level providing versatile accommodation options with opportunities for multi-generational living and income potential. The property enjoys a sought-after position with grounds of approximately 1 acre that back onto open countryside and close proximity to local amenities. The property further benefits from development potential with the possibility of two building plots within the grounds subject to obtaining the necessary permissions.

The reception hall is a welcoming space with attractive solid oak flooring, a central staircase and doors that open to the main ground floor

reception rooms. The main reception room is the 36ft sitting room which benefits from a triple aspect allowing for a wealth of natural light, including French doors that open onto the rear patio and a bay window affording views towards the surrounding countryside. The sitting room also features solid Oak flooring and a feature fireplace fitted with a woodburning stove. Additionally, the ground floor has a formal dining room with a brick-built fireplace, a useful home study with wood panelling and access to an adjoining sunny conservatory. The spacious kitchen features fitted units to base and wall level, a range cooker and space for a large breakfast table, while the adjoining utility room provides plenty of space for appliances and storage. The ground floor accommodation is completed by a cloakroom.

On the first floor there are three well-presented double bedrooms and one smaller single bedroom. The generous principal bedroom has a bay window providing a wealth of natural light and a contemporary en suite shower room. The first floor also has a family bathroom and two separate WCs, while there is a further double bedroom on the second floor with an adjoining dressing room/storage space and a loft/tank room.

The annexe is located on the ground level with its own separate entrance. It comprises an open-plan living area and fully equipped kitchen with French doors that open onto a terraced patio, along with one double bedroom with an en suite bathroom.









## Outside

At the front of the property, the driveway and turning circle provide plenty of parking space and access to the detached double garage for further parking, storage or workshop space. The front garden has a well-maintained area of lawn and established border hedgerows providing a high degree of privacy, while to the rear there is a raised terrace for al fresco dining and entertaining. There is an area of rolling lawn beyond, which is enclosed by post and rail timber fencing, hedgerows and various shrubs and mature trees. A gate at the end of the lawn leads to a grassy paddock with planning pending for 2 quality bungalows should the prospective new owner wish to take this further. The paddock backs onto open countryside and could also be suitable for grazing livestock or equestrian use. In all the property enjoys approximately 1 acre.

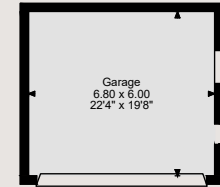
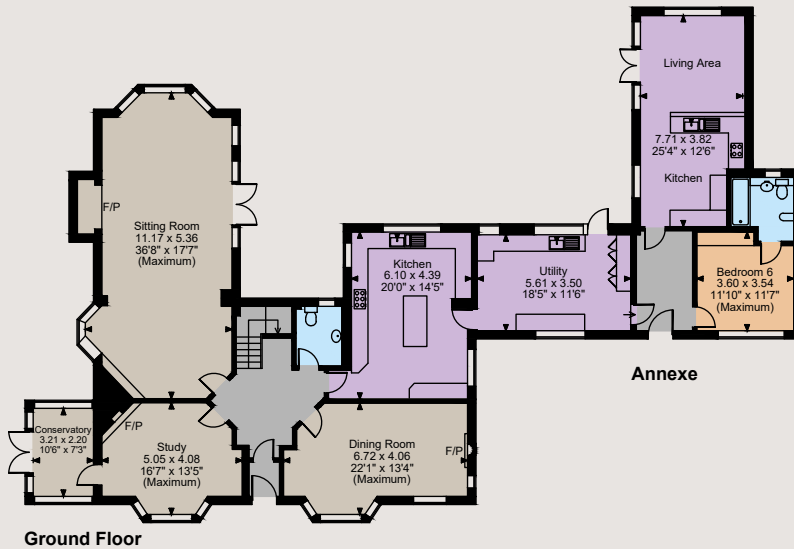
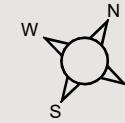
## Location

4 Combe Street Lane is in a sought-after residential area on the outskirts of the historic Somerset town of Yeovil, just a mile from the town centre. Yeovil is a bustling town with a wealth of amenities, including an excellent selection of shops, supermarkets, restaurants and cafés, as well as a choice of leisure and cultural facilities. The town has several outstanding-rated primary schools, while there are also several secondary schools and Yeovil College. Independent schooling in the area includes King's Hall Preparatory School, King's College Taunton, Taunton School, Queen's Taunton and Wellington School. Also within easy reach are Blundell's in Tiverton, Sherborne College and Millfield. Taunton, approximately 23 miles away, is the county town of Somerset and has a good range of independent and High Street shopping including four retail parks as well as a farmers' market and is home to Somerset County Cricket Club and Taunton Racecourse. The area is well connected by road, with the A303 just a few miles away providing routes towards Exeter, the M3 and London. Yeovil Junction station also provides regular services to London Waterloo, taking





Floorplans  
 House internal area 3,201 sq ft (297 sq m)  
 Annexe internal area 587 sq ft (54 sq m)  
 House & Annexe internal area 3,788 sq ft (351 sq m)  
 Garage internal area 439 sq ft (41 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

What3Words///dose.juror.neat brings you to the property's driveway.

## General

**Local Authority:** South Somerset District Council  
**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band F

**Planning Reference:** 20/01398/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £995,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

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