



Symonds  
& Sampson

# Holly House

Silver Street, Stoford, Yeovil, Somerset

# Holly House

Silver Street  
Stoford  
Yeovil  
Somerset BA22 9UF



- Corner Plot
- Spacious Throughout
- Desirable Location
- No Onward Chain
- Rare Opportunity
- Viewing Advised

Guide Price **£385,000**

Freehold

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## THE DWELLING

A very well presented detached property lying on a corner plot, benefitting from oil central heating, upvc double glazing, picture rails, heavy timber doors, timber effect flooring, pleasant open aspect to the front and is offered for sale with the huge benefit of no onward chain.

## ACCOMMODATION

A high-quality timber porch has floor tiling, with a glazed door leading to the reception hall, having timber-effect flooring and a staircase rising to the first floor with a useful understairs storage cupboard.

The sitting room is a very good size, being triple aspect, with a timber-effect floor, an attractive multi-fuel woodburner with a timber surround and hearth. French doors lead to the morning room, and there is a door to the kitchen/breakfast room.

In keeping with the rest of the property, the kitchen is a good size, with a range of timber worktops and stainless steel door furniture. There are a number of base units with drawers and cupboards under, wall cupboards and a fitted oven.

The morning room is again a very good size, being of brick construction, having UPVC double-glazed windows, timber flooring, a door to the garden, and some attractive glass block walling. From here, there is access to the utility room with a range of worktops, a UPVC double-glazed door to the rear, with again some glass block walling.

On the first floor is a landing with a hatch to the roof space, whilst there are three double bedrooms. Bedroom 1 has a lovely open aspect over the village green to the front, bedroom 2 has a walk-in dressing room, whilst bedroom 3 is dual aspect and enjoys lovely country views to the side and a pleasant open aspect to the front.

The bath/shower room is fitted with a contemporary white suite with a central bath with a handheld telephone-style shower attachment and a separate shower cubicle. There is also attractive light green wood panelling to dado height.

## OUTSIDE

To the front of the property, there is parking for two vehicles, which leads to a garage with an up-and-over door, an oil-fired boiler and light and power connected.

There is a further private parking space to the left of the property.

Wraparound gardens comprise a number of areas with attractive flower beds, trellis, a shed, a tap with outside sink, mature trees, attractive boxing and a brick patio to the rear. The garden is enclosed by lap panel fencing and natural stone walling.

## SITUATION

Stoford is a village just to the south of Yeovil and benefits from a mainline railway connection, a 15-minute walk from the property (Yeovil Junction) to London Waterloo. There is a very popular village public house, and there is a primary school in the nearby village of Barwick. There is also a regular bus service to the area's

major centre, Yeovil Town, which provides a comprehensive range of everyday and other amenities, including a leisure park with a cinema.

Nearby (5.5miles) is the highly sought-after Abbey Town of Sherborne, offering convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets, including Waitrose and Sainsbury's.

## DIRECTIONS

What 3 words: ///traps.inch.tricky

## 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: Very Low



Energy Efficiency Rating	
Current	Potential

England & Wales

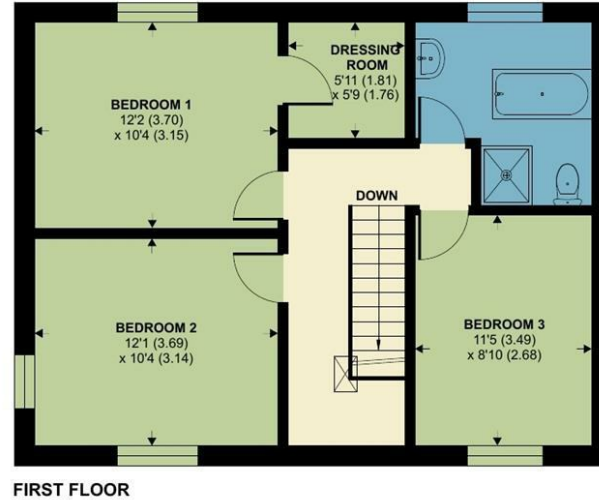
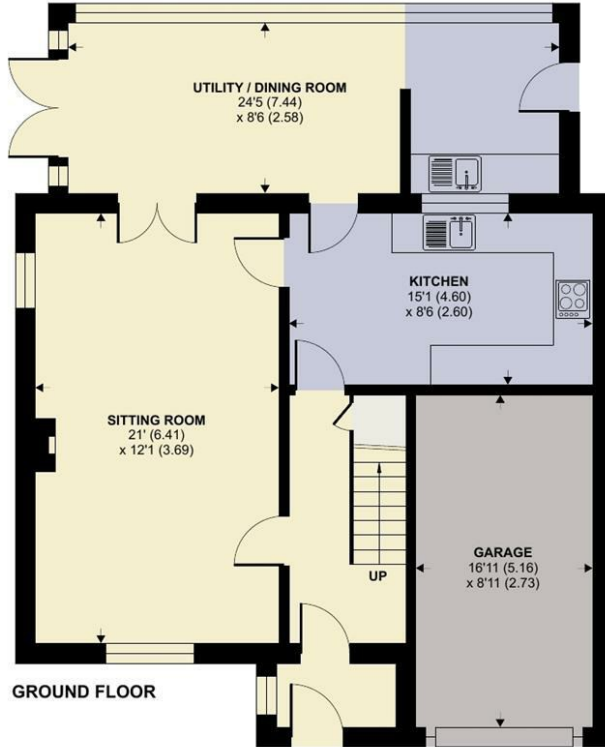
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Approximate Area = 1312 sq ft / 121.8 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1457 sq ft / 135.2 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1472628



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