



The Grey House, Corscombe Road







The Grey House, Corscombe Road

Halstock, Dorset, BA22 9RY

Sutton Bingham Reservoir 2 miles. Yeovil and Beaminster 6 miles.

A beautifully refurbished and greatly extended, four bedroom detached, chalet bungalow, set within attractive landscaped gardens, with ample parking, garage/workshop and a further range of outbuildings, located on the outskirts of this popular village with far distant views. EPC Band E.

- Hallway and Cloakroom
- Dining Room and Study
- Two Ground Floor Bedrooms, both with En Suites
- Two First Floor Bedrooms, one En suite Cloakroom and one En suite Bathroom
- Freehold
- Open Plan Sitting Room/Garden Room
- Kitchen and Utility Room
- Landing and Study area
- Garage/Workshop, Store and Landscaped Gardens
- Council Tax Band F

Guide Price £850,000

Stags Yeovil

4/6 Park Road, Yeovil, Somerset, BA20 1DZ

01935 475000 | yeovil@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



VIEWINGS

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

SERVICES

Mains water, electricity and drainage are connected.
Oil fired central heating.
Broadband: Standard, Superfast and Ultrafast (Ofcom)
Mobile Coverage: EE, Three and Vodafone (some service may be limited - Ofcom)
Flood risk status: Very low risk (Environment agency)

SITUATION

The Grey House is ideally situated on the outskirts of this highly sought-after Dorset village, which benefits from a well-served general store and post office, as well as a thriving and active community hall. For those who enjoy outdoor pursuits, Sutton Bingham Reservoir lies just two miles to the east, offering opportunities for fishing, sailing, and scenic wildlife walks.

The vibrant town of Yeovil is within approximately six miles, providing an excellent range of shopping, recreational, and educational facilities, along with a mainline railway station offering direct services to Exeter and London Waterloo.

DESCRIPTION

The Grey House is an exceptional chalet bungalow that has, in recent years, undergone a comprehensive programme of refurbishment and significant extension. The result is a beautifully presented home offering stunning, well-balanced accommodation across two floors, finished to an exacting standard throughout. The property benefits from high-quality fixtures and fittings, aluminium double-glazed windows and doors, and triple and double-glazed, Velux windows complete with solar operated black-out blinds. At the heart of the home lies a thoughtfully designed, bespoke kitchen, featuring a range of integrated appliances, while the bedrooms are enhanced by stylish, fitted furniture by Hammonds.

Externally, the property is equally impressive, offering extensive off-road parking, an EV charging point, and a garage/workshop. The beautifully landscaped gardens are complemented by a range of useful outbuildings, including a workshop, garden store, and various sheds.

In all, the grounds extend to approximately a third of an acre, providing a wonderful balance of practicality and outdoor enjoyment.





ACCOMMODATION

A covered entrance porch leads through an aluminium glazed door into a welcoming entrance hall, featuring an oak staircase to the first floor with glass balustrading. Beneath the stairs is a useful linen cupboard, attractive tiled flooring and fitted storage cupboards. The cloakroom is well-appointed with a low-level WC, vanity unit with inset wash hand basin, recessed arch mirror with downlighters, and a heated towel rail. A well-equipped study enjoys a front aspect via an attractive bay window fitted with shutters, and benefits from a comprehensive range of fitted furniture including a desk, cupboards, and drawers. The sitting room provides a delightful and relaxing space, complete with fitted glass display units to one wall, a remote-controlled gas stove, and windows to two aspects. Solid pine flooring continues through an opening into the adjoining garden room. The garden room is a standout feature, with a vaulted ceiling, solid pine flooring, and two double glazed Velux windows with solar-powered black-out blinds. A large picture window overlooks the garden, complemented by a vertical radiator and an archway leading through to the dining room. Also enjoying a vaulted ceiling and features two double glazed further Velux windows with solar-powered black-out blinds. Bi-fold doors open directly onto the garden, creating an excellent indoor-outdoor flow, while solid pine flooring and wall light points enhance the space. A characterful saloon-style door connects through to the kitchen/breakfast room.

The kitchen/breakfast room with a bespoke, fully integrated design, including a sink with Quooker boiling water tap, quartz worktops and drainer with matching splashbacks. High-quality integrated appliances include a Neff induction hob with ceiling extractor, double oven and grill, combi oven, and warming drawer, alongside a Bosch dishwasher and built-in American-style fridge/freezer. There is an extensive range of floor and wall-mounted cupboards and drawers, a larder cupboard, and a tambour cabinet with shelving. A central quartz-topped island provides additional storage and incorporates a wine fridge. Windows overlook the garden, and a sliding glass pocket door leads through to the utility room. The utility room is fitted with a stainless steel sink with mixer tap, adjoining worktops, cupboards, a shelving store cupboard, and a window overlooking the garden, along with a door providing side access.

Bedroom one is a generous double room with two front-facing windows fitted with shutters, a charming window seat with storage beneath, and a range of built-in furniture to one wall. A remote-controlled ceiling fan adds further comfort. The en suite shower room comprises a walk-in shower, concealed WC, moulded vanity unit with inset basin, tiled flooring, heated towel rail, and storage cupboard, with a side window and shutters. Bedroom two is accessed via a concealed bookcase door. It enjoys dual-aspect views, including a bay window with window seat and storage beneath, shutters, fitted wardrobes, and a remote-controlled ceiling fan. The en suite includes a large walk-in shower, pedestal wash hand basin, low-level WC, tiled flooring, illuminated mirror, and heated towel rail.

Upstairs, a spacious landing offers a useful study area and is illuminated by two triple-glazed Velux windows with Solar operated black out blinds. The area features a vaulted ceiling and access to eaves storage. Bedroom three benefits from a vaulted ceiling and 3 triple glazed Velux windows with dual blackout/sun blinds manually operated, along with an en suite cloakroom comprising a low-level WC, pedestal wash hand basin, and heated towel rail. Bedroom four also features a vaulted ceiling, two triple-glazed Velux windows with solar operated black out blinds, and a fitted wardrobe. The en suite bathroom is fitted with a panelled bath with shower attachment, pedestal wash hand basin, low-level WC, heated towel rail, and a triple-glazed Velux window

OUTSIDE

The property is approached via a tarmac driveway, leading to a gravelled parking area, bordered by an established hedgerow. A paved pathway provides access to the front entrance. To the side, a further paved driveway incorporates an EV charging point and leads to the garage/workshop, which is accessed via an electric up-and-over door. The garage is fully equipped with power and lighting, two side windows, access via loft hatch and ladder to partially boarded roof space which houses a Worcester oil-fired boiler (approximately 2 years old). A side gateway opens into the beautifully landscaped rear garden, where a paved pathway leads to a resin sun terrace enclosed by a curved brick wall. Beyond, an archway with a variety of climbers, including a prolific grapevine, leads to a shaped lawn. This is complemented by striking flower and shrub borders, along with a fine selection of mature bushes and trees. Paved seating area, enhanced by the shade of a mature apple tree. An ornamental pond adds to the charm and tranquility of the setting.

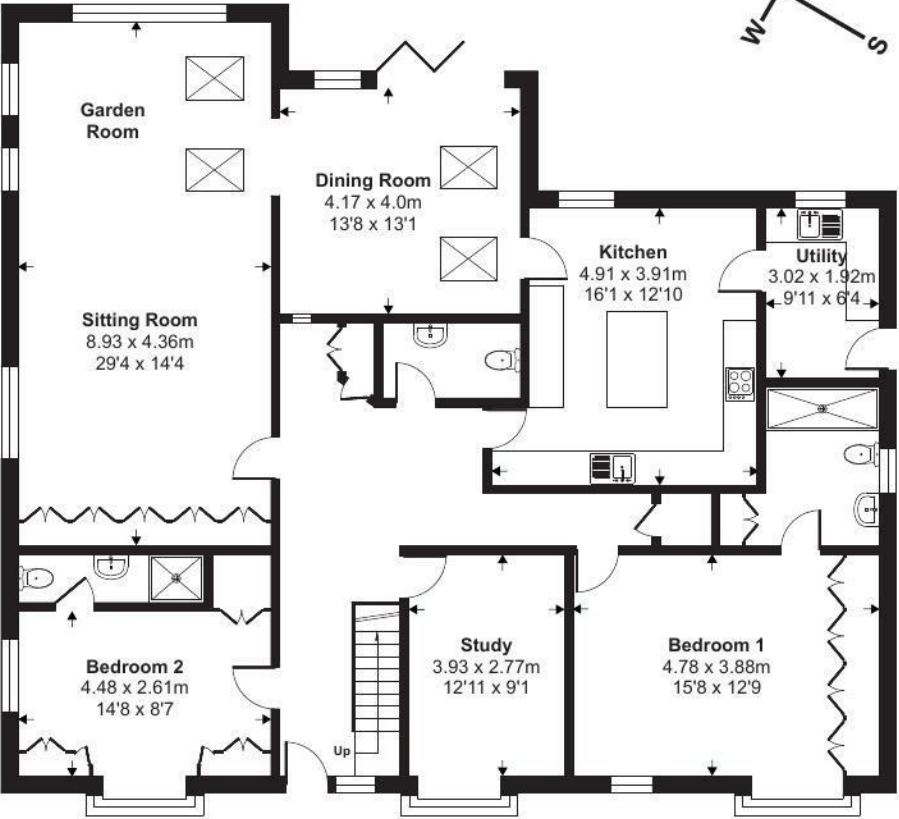
Additional features include a cold water tap, concealed oil tank, log store, and a useful garden shed with power and lighting. The former garage has been converted into a spacious workshop, again with power, light, two windows, and a practical workbench. There is also a lean-to storage area and an adjoining garden store, both with power and lighting. The vegetable plot is well-equipped with six raised beds, four compost bins, and an aluminium-framed greenhouse. On the far side of the property lies an attractive wild garden, rich in shrubs, bushes, and trees, creating a haven for wildlife. In total, the grounds extend to approximately a third of an acre.

DIRECTIONS

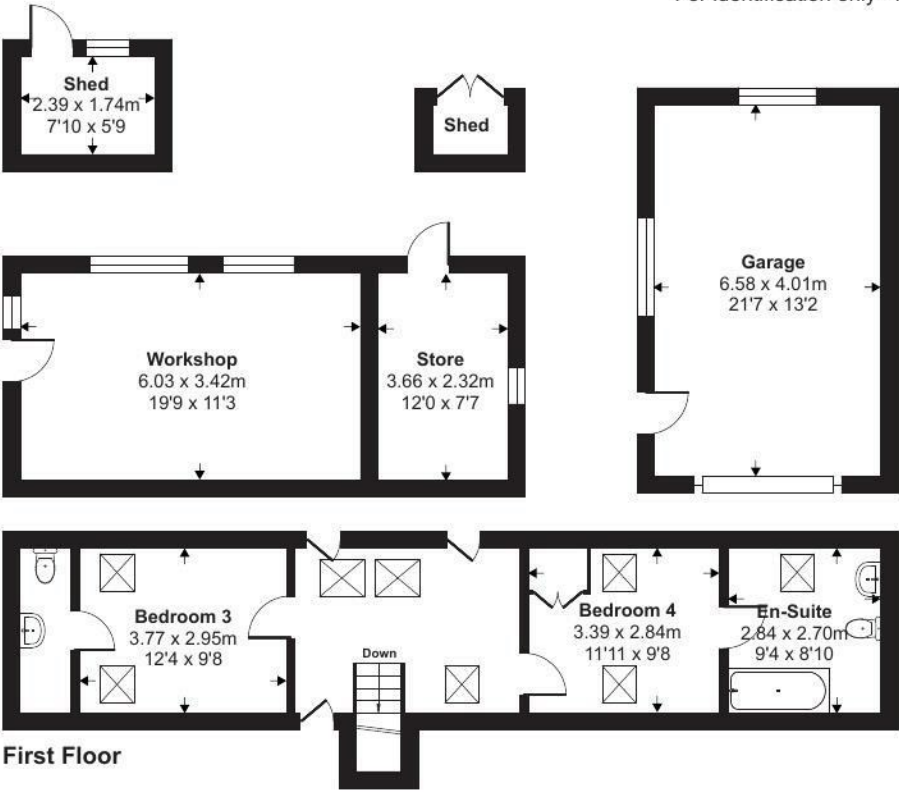
what3words:///adding.pokes.starters

Approximate Area = 2420 sq ft / 224.8 sq m
Garage = 284 sq ft / 26.3 sq m
Outbuildings = 387 sq ft / 35.9 sq m
Total = 3091 sq ft / 287 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1459909



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



