

6, Westbury Gardens

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Higher Odcombe, Yeovil, Somerset BA22 8UR

Yeovil and A303 4 miles. Montacute and Ham Hill 1.5 miles.

A spacious four bedroom detached house with two reception rooms and conservatory, located within this quiet development, together with off road parking, double garage and workshop and delightful gardens with greenhouse and garden shed/hobbies room. EPC Band E

- Hallway and Cloakroom
- Conservatory
- Four Bedrooms and Family Bathroom
- Private Gardens
- Freehold
- Two Reception Rooms
- Kitchen and Utility
- Double Garage and Parking
- Solar Panels, Solar Hot Water and Air Source Heat Pump
- Council Tax Band E

Guide Price £475,000

SITUATION

6 Westbury Gardens is located within the popular village of Higher Odcombe, which is surrounded by wonderful countryside and is close to Ham Hill Country Park. The village includes a church, village hall and public house, with the nearby village of Montacute being within 1.5 miles with a garage/village store, pub hotel and National Trust property set within wonderful gardens and grounds. Yeovil is within 4 miles where a good range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

6 Westbury Gardens is a spacious four-bedroom detached house, constructed principally of reconstituted stone beneath a tiled roof. The property benefits from uPVC double-glazed windows throughout, an efficient air-source heat pump heating system, ten solar panels, and a solar water heater located on the gable end.

Externally, the property offers off-road parking, a double garage with adjoining workshop, and to the rear a delightful, private garden featuring a greenhouse and a large garden shed/hobbies room.







ACCOMMODATION

Patio doors open into the entrance porch, which features a tiled floor, lighting and a uPVC door leading into the entrance hall. The hall includes stairs rising to the first floor with a useful storage cupboard beneath. The cloakroom comprises a low-level WC, vanity unit, heated towel rail and half-tiled walls.

A glazed door leads into the sitting room, a bright dual-aspect space with a log burner, four wall-light points, a glazed sliding door to the kitchen and a square archway opening through to the dining room. The dining room enjoys views over the rear garden, with patio doors opening into the conservatory. The conservatory features two glazed doors to the garden, a glazed roof with four opening windows, tiled flooring, lighting and power. The spacious kitchen/breakfast room includes a shaped sink unit with adjoining worktop, together with a range of floor and wall-mounted cupboards and drawers. Appliances include a hob with stainless steel extractor hood over and an electric double oven with grill, along with space for a dishwasher and a water filter. There is a tiled floor, a door returning to the hallway, and an archway through to the utility room. The utility room provides a sink with adjoining worktops, a cupboard beneath, space for a washing machine, tiled flooring and a door through to the workshop/extended utility area. This additional space includes further worktops, access into the double garage and a glazed door to the rear.

The first-floor landing enjoys views towards the church and includes an airing cupboard with slatted shelving, along with trap access to the roof void. The loft features an aluminium ladder, lighting, partial boarding and contains the inverters for the solar panels. Bedroom One overlooks the front and includes mirror-fronted wardrobes and fitted bedroom furniture comprising bedside cabinets, overhead storage, a chest of drawers and corner cabinets. Bedroom Two overlooks the rear garden and benefits from a fitted wardrobe, recessed alcove shelving and wood laminate flooring. The family bathroom is fitted with a Jacuzzi-style bath, shower cubicle, pedestal wash hand basin and low-level WC, and features fully tiled walls and floor along with a heated towel rail. Bedroom Four is currently arranged as a home office, with a window to the rear and wood laminate flooring. Bedroom Three is positioned at the front of the property and also has wood laminate flooring.

OUTSIDE

The property benefits from a block-paved driveway providing parking for two cars, alongside a neatly maintained lawned garden enclosed by a Beech hedge. This attractive frontage also features a fine flowering cherry tree and well-stocked flower and shrub borders.

To the rear, the garden is enclosed by fencing and walling and is laid mainly to lawn, complemented by a paved sun terrace, air-source heat pump, outside cold-water tap and external lighting. There is also an aluminium-framed greenhouse and outdoor electric sockets. Steps rise to the upper lawned garden, which includes further flower and shrub borders, a pond, gazebo and three raised beds. A particularly useful large garden shed/hobbies room is situated to the rear, benefiting from power and light and a durable fibreglass roof.

SERVICES

Mains water, electricity and drainage are connected.
Air Source Heat Pump. 10 Solar Panels and Solar water heaters.
Broadband: Standard and Superfast (Ofcom)
Mobile Coverage: EE, Three, O2 and Vodafone (Ofcom - some service 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///profile.flashback.waffle

From Yeovil head West along the A30 towards West Coker and Crewkerne. On the outskirts of the town just before the BP/M&S Garage turn right onto Camp Road signposted Ham Hill. Continue for 1.9 miles and at the far end of the village turn left onto Street Lane, then 2nd left into Westbury Gardens. No6 will be found a short distance along on the right hand side and clearly identified by our For Sale board.







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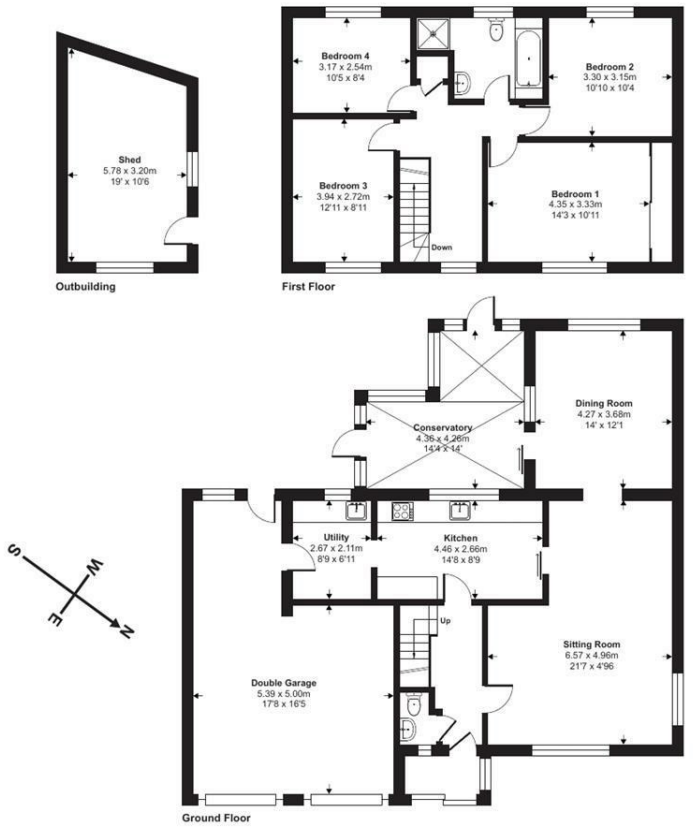
Approximate Area = 1715 sq ft / 159.3 sq m
Garage = 367 sq ft / 34 sq m
Outbuilding = 181 sq ft / 16.8 sq m
Total = 2263 sq ft / 210.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1435248

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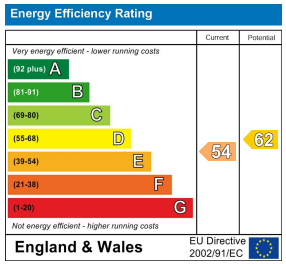

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