



Foxcroft House, Gooseacre Lane



Foxcroft House,

West Coker, Yeovil, Somerset BA22 9BA

Yeovil 3 miles. Crewkerne 6 miles. Sherborne 8 miles.

An individually designed detached hamstone house occupying a wonderful elevated position on the edge of this sought after village, with ample parking, double garage/workshop and gardens of just over ½ an acre. EPC Band E.

- Edge of favoured village
- Open plan kitchen/family room/diner
- Three further bedrooms
- Sweeping drive and double garage
- Council Tax Band G
- Hallway, cloakroom and utility
- Separate sitting room and study/bedroom four
- One en suite and a family bathroom
- Gardens of approximately ½ an acre
- Freehold

Guide Price £925,000

SITUATION

Foxcroft House is tucked away on the eastern fringes of the village, where a good range of day-to-day facilities can be found, including public house, boutique hotel with spa and restaurant, garage, general store, Marks & Spencer BP petrol station, doctors' surgery, shop/post office, butchers and primary school, together with church and village hall. For a greater selection, Yeovil is within 3 miles, where an excellent range of shopping, recreational and scholastic facilities can be found together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Foxcroft House is centred on an individually designed detached house constructed principally of hamstone beneath a clay tiled roof and benefits from uPVC double glazed windows and LPG under floor heating system, with each room being individually zoned. The property enjoys wonderful views from all principal rooms over its south facing gardens with a sweeping driveway, which leads to a detached hamstone double garage and workshop. Here there is also ample parking, turning and with low maintenance gardens to the front and lawned gardens to the rear, which also enjoys a wonderful sunny aspect and fine country views. In total the grounds extend to approximately 0.54 acres.



ACCOMMODATION

Entrance veranda with uPVC door to the hallway with stairs rising to the first floor galleried landing and useful coats cupboard. Cloakroom with low level WC and pedestal wash hand basin. Open plan living/kitchen/dining room which enjoys views from three aspects including a large bay window with seating area to front and glazed french doors leading out onto the south facing garden. The kitchen is comprehensively fitted and comprises an excellent range of oak worktops with a range of floor and wall mounted cupboards and drawers, together with integrated appliances including Neff double oven and grill, inductions hob with extractor over, microwave, fridge, freezer and dishwasher. Central island unit with granite worktop, with inset two bowl sink with mixer tap over, some exposed stonework, glazed door to side and attractive tiled flooring. The kitchen flows into the lounge/dining area, again which enjoys fine southerly views, together with an exposed hamstone fireplace, with beam over and potential for a wood burning stove. A selection of wall lights and further doorway returning to the hallway.

Leading off the hall is a sitting room with a deep bay window to the south and a large inglenook fireplace with beam over, again with potential for a log burner, but also has a gas point and three wall lights. Opposite can be found the study/bedroom four, with bay window to the front, coved ceiling and ceiling rose. At the far end of the hallway is the utility/laundry room with wall mounted LPG boiler and a central vacuum cleaner unit, plumbing for washing machine, window to rear and glazed door to garden.

On the first floor is a galleried landing together with an airing cupboard housing the pressurised hot water cylinder and slatted shelving. Bedroom one with wonderful south-facing views, two wall lights and trap access to the roof void. Opening through to the dressing room area, together with two 'His and Hers' large walk-in wardrobes and an en suite shower room comprising a large shower cubicle, vanity unit with inset wash hand basin and low level WC, tile floor, two wall light points and a heated towel rail. Bedroom three with fine southerly views and walk-in wardrobe. Bedroom two with fine southerly views, dado and picture rails and walk-in wardrobe. Family bathroom comprising corner bath with shower attachment, separate shower cubicle and vanity unit with inset wash hand basin, low level WC, tiled floor and radiator.

OUTSIDE

The property is approached over a sweeping driveway that flanks the main garden and leads to the front of the property where there is extensive parking and turning, along with access to a detached garage/workshop, which is faced in hamstone and is set beneath a clay tiled roof. It is approached through twin electrically operated roller doors with one leading into the main garage/workshop and the other into a smaller workshop area. The garage benefits from power and light together with windows on two aspects and a personal stable door to side and an electric vehicle charging point. From here steps lead down to the front door with a covered veranda area and low maintenance gravelled areas and to the rear of the property is a wonderful south facing garden, laid mainly to lawn with a selection of mature trees, useful garden shed and wonderful views over the surrounding countryside. In total the grounds extend to 0.54 acres.

SERVICES

Mains water and electricity are connected.
Private drainage
LPG boiler providing fully zoned under floor heating to both the ground and first floor.
Broadband: Standard and Superfast information via Ofcom
Mobile: EE, Three, O2 (all offering limited service) information via Ofcom

VIEWINGS

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

DIRECTIONS

From Yeovil take the A30 towards Crewkerne. Having passed the BP garage/M&S food hall continue down into the village of West Coker taking the first turning right into Gooseacre Lane. Continue along here for approximately 200m whereupon the entrance to Foxcroft House will be seen on the right hand side.

FLOOD RISK STATUS

Very low risk information via the environment agency.



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		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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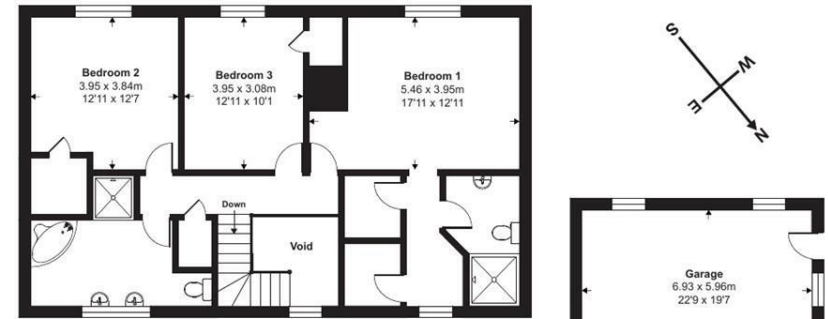
01935 475000

Approximate Area = 2185 sq ft / 203 sq m(excludes void)

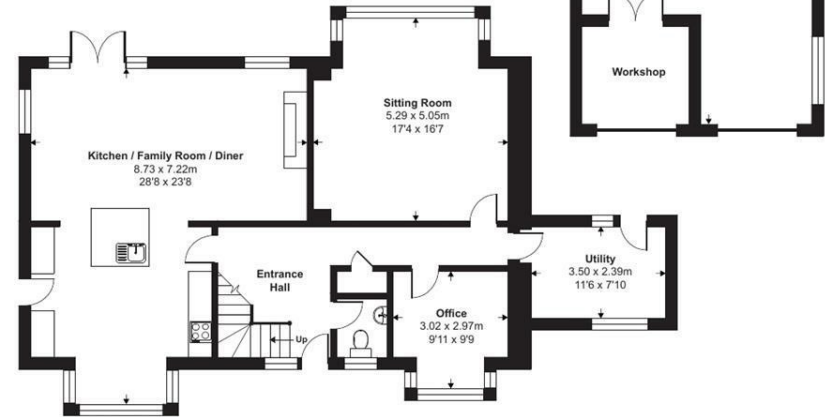
Garage = 449 sq ft / 41.7 sq m

Total = 2634 sq ft / 244.7 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Stags. REF: 1226502



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