



Hill Hollow House

Sutton Montis, Yeovil, Somerset

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive detached period village house in delightful mature gardens and separate games room/studio and garage

Hill Hollow House is a most appealing family home set within 3/4 acre of gardens and boasts far reaching views over open countryside and up to the historic Cadbury Hill.



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GAMES ROOM/STUDIO



0.75 ACRES



FREEHOLD



VILLAGE



3,361 SQ FT



**GUIDE PRICE
£1,300,000**



The property

Situated in this picturesque village, once a settlement in the Domesday Book, this period detached family house sits within approximately ¾ an acre of beautiful, mature gardens and features a separate games room, workshop and garage block.

Hill Hollow House, notable for its high ceilings and period features, offers over 3,300sqft of light-filled rooms over three floors and has been an extremely happy home for the current owners for the past 43 years.

Upon entering through the front door, a flagstone hallway leads to the main downstairs accommodation. Both the dining and drawing rooms feature open fireplaces, with doors opening to the garden. The triple aspect in the drawing room, along with French doors, allow for an abundance of natural light to flood the space. The kitchen/breakfast room, featuring an oil fired Aga, is well appointed with a range of painted wall and base units under Maia solid surface worktops and Terrazzo flooring. It also includes a Neff fan oven

and microwave for modern convenience. The adjoining garden room is a wonderful addition, offering ample space for a large table and chairs, ideal for entertaining family and friends. The dual aspect study exudes character, with exposed beams, a charming window seat and an open fireplace with an attractive stone surround. Its versatility allows it to serve as a cosy snug or an inspiring workspace.

On the first floor, four generously sized bedrooms are located. One of these rooms features an en suite bathroom, built-in wardrobes and delightful views of the gardens. There is also an additional smaller bedroom or office, along with a family bathroom on this level. A highlight of the property is the magnificent bedroom on the second floor. Regaining its original exposed beams, the room boasts large eye-level Velux windows that provide fabulous views to the gardens. The larger-than-average adjacent bathroom includes a separate shower cubicle and ample eaves storage. With fabulous ceiling heights, spacious and light rooms and a versatile layout, this property is perfectly suited for family living.







Outside

The property is approached via a driveway, bordered by an impressive collection of topiary and elegant beech hedging. The mature gardens are a true delight, featuring a variety of fruit trees including pleached apple, lime and ornamental cherry trees. As you explore further, you will discover a wealth of specimen trees such as Pittosporum along with vibrant borders of hydrangeas and roses. Steps lead you up to a charming parterre, offering stunning views and adding to the property's exceptional charm, making it a very special place to live. For those with a passion for gardening, the large greenhouse offers the perfect space to cultivate plants and vegetables.

The property also boasts a large double garage with an adjoining workshop, providing ample space for storage or hobbies. Additionally, a fantastic games room offers a versatile space, ideal for teenagers or indeed potential for an annexe, subject to the necessary consents.

Location

Surrounded by beautiful rolling countryside, the popular village of Sutton Montis lies in the lee of Cadbury Castle, just a few miles from the Somerset/Dorset border. The village itself has a parish church whilst public houses can be found in the nearby villages of Queen Camel and Corton Denham. The ancient Abbey town of Sherborne has a good range of shops and boutiques and is well known for its beauty and high-quality schools. Most national retailers are represented in the larger commercial centre of Yeovil. Communications to this part of the world are excellent with the A303, a dual carriageway, most of the way to the M3 towards London. To the west the M5 is joined at Taunton for access to Bristol, the Midlands and the north. There is a mainline railway station at Sherborne serving London Waterloo in a little over two hours. Alternatively, there is an inner-city service from Castle Cary to London Paddington (90 minutes). The area is particularly noted for the high quality of its schools including independent schools such as The Sherborne Schools, Hazlegrove, Port Regis, Leweston and Bruton Schools, along with highly regarded state schools.



Distances

- Sherborne 6.2 miles
- Castle Cary 7 miles
- Wincanton 7 miles
- Yeovil 8 miles
- Bruton 9.4 miles
- Gillingham 14.5 miles
- Salisbury 38 miles

Nearby Stations

- Castle Cary
- Sherborne

Key Locations

- Cadbury Castle
- Montecute House (National Trust)
- Glastonbury Tor
- Haynes Motor Museum
- Wincanton Races

Nearby Schools

- Gillingham Secondary School
- The Gryphon Secondary School, Sherborne
- Sherborne School for Boys
- Sherborne School for Girls
- Kings Bruton
- Leweston
- Hazelgrove
- Port Regis
- Millfield









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

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Floorplans

House internal area 3361 sq ft / 312.2 sqm
 Garage area 329 sq ft / 30.5 sqm
 Games room/studio 674 sq ft / 62.6 sqm
 For identification purposes only.

Directions

BA22 7HE

what3words: ///keepers.repeat.profitd

General

Local Authority: Somerset County Council

Services: Mains electricity, water and drainage. Oil fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Fixtures and Fittings: To be agreed

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

Salisbury

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