

Symonds & Sampson

Little Thatch, 5 The Pheasant

Water Street, Seavington, Ilminster, Somerset

5 The Pheasant

Water Street
Seavington
Ilminster
Somerset TA19 0QH

Compact and beautifully formed – a lovely lower-maintenance detached cottage in a very small select development, located in a popular village within easy reach of the local facilities.

3 1 3

- Detached modern cottage-style property
- Perfect lower-maintenance character home
- Within easy reach of village facilities
- Within a short drive of excellent road links
- Southerly facing garden
- Driveway and carport parking

Guide Price £375,000
Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk







THE PROPERTY

Little Thatch, despite its traditional appearance, was in fact newly built as part of the redevelopment of The Pheasant, a former public house and its associated buildings around 2004. It is a highly individual property, constructed using reclaimed materials from the original site, giving it a charmingly aged character while still offering all the advantages of a modern home.

It is ideally suited to those looking to downsize from a larger property in favour of something more manageable, or for buyers with a busy lifestyle seeking a low-maintenance home without compromising on character.

ACCOMMODATION

To the front, a pathway leads through well-stocked, low-maintenance borders with shrubs and a small ornamental tree to a storm porch taking you into the entrance lobby. A downstairs cloakroom to one side also houses a discreetly positioned wall-mounted Worcester gas boiler.

The ground floor features attractive solid stone flooring throughout much of the accommodation, complemented by timber latch doors and cottage-style double-glazed windows, enhancing the property's period character. The kitchen is fitted with country-style units and beech worktops, incorporating a ceramic sink, Bosch integrated dishwasher, gas hob, double oven, and cooker hood. A bespoke antique-style dresser can be included in the sale and provides additional storage and display space, while a central island offers further workspace.

The kitchen opens into a spacious dining/living area with ample room for both dining and seating, creating a sociable open-plan layout. French doors lead into a charming oak-framed garden room with a pleasant outlook over the garden, deep stone window sills, and a solid roof. This in turn connects via further French doors to a cosy sitting room at the front, giving an excellent flow throughout the ground floor.

Upstairs, there are three bedrooms and a bathroom. The third bedroom is currently used as a study/hobby room with fitted workspace and shelving, while the two principal bedrooms are both generous doubles with fitted wardrobes and storage. The bathroom is fitted with a white suite comprising a spa bath with shower over, pedestal basin, WC, and towel radiator.













OUTSIDE

The property is approached via a shared vehicular entrance serving the development and benefits from an attached carport (the central one of three), providing off-road parking. Timber double gates open onto an additional private driveway.

A pathway leads to the front entrance, bordered by attractive flower and shrub beds, while the rear garden is partially screened by a charming timber arch and raised planting areas. Designed with ease of maintenance in mind, the garden still offers ample opportunity for enthusiastic gardeners, with a raised bed extending along the southern boundary.

Enclosed by fencing for privacy and security, the garden enjoys both south and south-westerly aspects, allowing plenty of sunshine throughout the day. Several patio areas provide ideal spaces for outdoor seating and al fresco dining. An external tap is conveniently positioned in one corner of the garden.

SITUATION

The Pheasant is a small, exclusive development built around 2004, situated just off Water Street in a quiet, tucked-away position within walking distance of village amenities.

Seavington is an attractive village comprising Seavington St Mary and Seavington St Michael, each with its own parish church, and together offering a strong sense of community with a village shop and café, recreation ground with playground, village hall, and public house. Nearby South Petherton provides further everyday facilities, while the medieval market town of Ilminster is also close by, offering a range of independent shops alongside supermarkets.

The area is well connected, with the A303 providing access to the M3 and the M5 at Junction 25 approximately 13 miles away. Crewkerne (around 5 miles) offers a mainline rail service to London Waterloo and additional amenities including a Waitrose store, while Taunton (approximately 15 miles) provides further mainline rail links to London Paddington and a wider range of shopping and leisure facilities. Bath, Bristol, and Exeter are all within about an hour's drive, and the Jurassic Coast, a designated World Heritage Site, lies approximately 20 miles to the south.









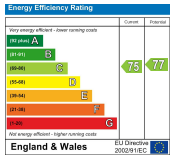
DIRECTIONS
What3words//////lucky.graphic.strumming

SERVICES
Mains gas (central heating via underfloor heating on the ground floor and radiators on first floor), mains water and drainage, mains electricity.

Ultrafast broadband is available. There is mobile coverage at the property - please refer to Ofcom's website for further information.

MATERIAL INFORMATION
Somerset Council - Tax Band D

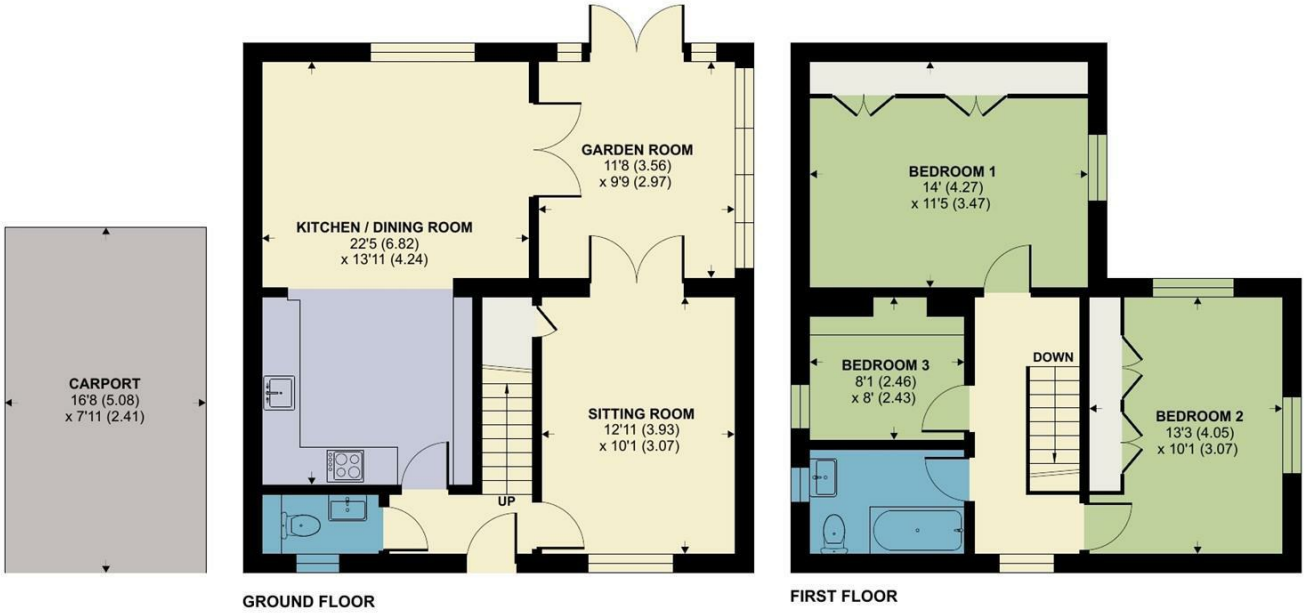
There is a service charge of £120 per annum for the upkeep of the small communal lawned and gravelled areas within the development, which is run via a resident's association.



Water Street, Seavington, Ilminster

Approximate Area = 1140 sq ft / 105.9 sq m (excludes carport

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: 1453809

ILM/AJW/290526/amended 24/8/2026/rev26102026

RICS Regulated by RICS

naea | propertymark PROTECTED

www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN

Symonds & Sampson

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.