



Greenacres, Vagg Lane







Greenacres, Vagg Lane

Chilthorne Domer, Yeovil, Somerset, BA22 8RY

A303 and Ilchester 2.5 miles. Yeovil 3 miles. Sherborne 8.5 miles.

A fine opportunity to purchase a stunning and recently refurbished three bedroom detached bungalow, set within attractive gardens with adjoining paddock, together with secure concrete yard with an extensive range of commercial outbuildings including offices and in all extending to approximately 1.87 acres. EPC Band D

- Rural yet accessible location
- Attractive Gardens and Outdoor Kitchen
- Secure Range of Outbuildings
- Offices
- Freehold
- Refurbished Three Bedroom Bungalow
- Adjoining Paddock
- Concreted Yard
- In all Approximately 6530 sq ft.
- Council Tax Band E

Offers In Excess Of £900,000

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SITUATION

Greenacres is situated in a fine rural, yet accessible location on the outskirts of Chilthorne Domer and close to the A37 providing excellent links to the A303 which lies within 2.5 miles. Yeovil town centre 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

Greenacres is centred on a fine three bedroom detached bungalow which has recently been refurbished and extended to provide light and airy accommodation benefitting from a bespoke kitchen with adjoining orangery/dining room, spacious living room, utility, together with three generous bedrooms, one with a dressing area and en suite, together with a family bathroom. Adjacent to the property is a secure commercial yard protected by metal gates with a concreted yard and adjoining versatile outbuildings providing secure storage, garaging, workshop and offices, providing over 4800 sq ft of storage and set within generous gardens with an outdoor kitchen, paddock, in all extending to approximately 1.87 acres.

ACCOMMODATION

The bungalow is accessed via a glazed entrance door leading into a welcoming porch with a front-facing window. A further glazed door opens into the central hallway, which benefits from both a hanging/storage cupboard and an airing cupboard. The hallway also provides access to the partially boarded loft space via a hatch, complete with lighting. The spacious sitting room is bright and inviting, featuring a large picture window and an attractive built-in media/display unit with recessed shelving and a feature remote-controlled electric fire. An archway leads through to the stunning orangery, currently arranged as a dining room, which enjoys excellent natural light from two remote-controlled Velux roof windows and bi-fold doors on two elevations opening onto the gardens. Porcelain tiled flooring flows seamlessly throughout the orangery and into the adjoining kitchen. The well-appointed kitchen is fitted with a 1¼ bowl sink and mixer tap, complemented by extensive worktops and a comprehensive range of floor and wall-mounted cupboards and drawers. Integrated Neff appliances include an induction hob with extractor hood, oven and grill, and microwave oven. A breakfast bar provides additional workspace and informal dining. A door from the kitchen leads to the utility room, fitted with a single drainer sink, mixer tap, worktops, and space and plumbing for a washing machine and tumble dryer. The room also benefits from matching porcelain tiled flooring, a useful storage cupboard, and a glazed door to the rear garden.

The family bathroom is stylishly appointed and comprises a panelled bath with shower attachment, a vanity unit with illuminated mirror, low-level WC, large walk-in shower enclosure, light tube, and two heated towel rails.

The principal bedroom features fitted cupboards with shelving, a ceiling fan, and a dedicated dressing area with a walk-in wardrobe and remote-controlled Velux roof window. The luxurious en-suite wet room includes a large walk-in shower, twin vanity units with inset wash basins, low-level WC, and a heated towel rail. Bedroom Two overlooks the front of the property and includes a ceiling fan. Bedroom Three also enjoys a front-facing aspect and is fitted with a ceiling fan.





OUTSIDE

The property is approached via an extensive in-and-out tarmac driveway, providing ample off-road parking and turning space. The driveway leads to a large garage fitted with an electric roller door, power and lighting, sensor lighting, a personal door to the rear, and housing the Grant oil-fired central heating boiler. Opposite the garage is a useful store and mower shed.

A gated side access leads to a paved pathway which surrounds the bungalow and provides access to the beautifully maintained gardens. The grounds include two generous lawned areas enclosed by mature hedging and fencing, creating a high degree of privacy. Additional features include external lighting, power points, and a cold water tap.

A particular highlight of the property is the impressive outdoor kitchen and entertaining pavilion, measuring approximately 21'8" x 9'10". Glazed on all four sides and accessed via patio doors, this versatile space benefits from a remote-controlled louvred roof together with power and lighting, creating an exceptional year-round entertaining area ideal for barbecues, family gatherings, and al fresco dining. From here, delightful views can be enjoyed across the surrounding countryside.

Commercial Yard & Land

Adjacent to the residential property is a secure commercial yard, accessed through substantial metal gates opening onto a concrete yard area. The yard is complemented by a comprehensive range of secure lock-up buildings of varying sizes, including single, double, and triple garage-style units. Constructed principally of concrete block with timber and metal-clad elevations beneath box-profile roofs, all units benefit from power and lighting.

Further enhancing the commercial facilities are two useful office units, both connected to power and lighting and benefitting from air conditioning. In addition, there is a substantial four-bay tractor shed providing excellent storage or agricultural use. Beyond the commercial yard lies an adjoining field, bounded by the A37, with the entire site extending to approximately 1.87 acres. This unique combination of residential accommodation, commercial buildings, storage facilities, and land offers an exceptional opportunity for those seeking a home with business, storage, workshop, or agricultural potential.

SERVICES

Mains water, electricity are connected

Private drainage.

Oil fired central heating.

Mobile Coverage: EE, Three, O2 and Vodafone (ofcom)

Broadband: Standard, superfast and Ultrafast (ofcom)

Flood Risk Status: Very low risk (environment agency)

VIEWINGS

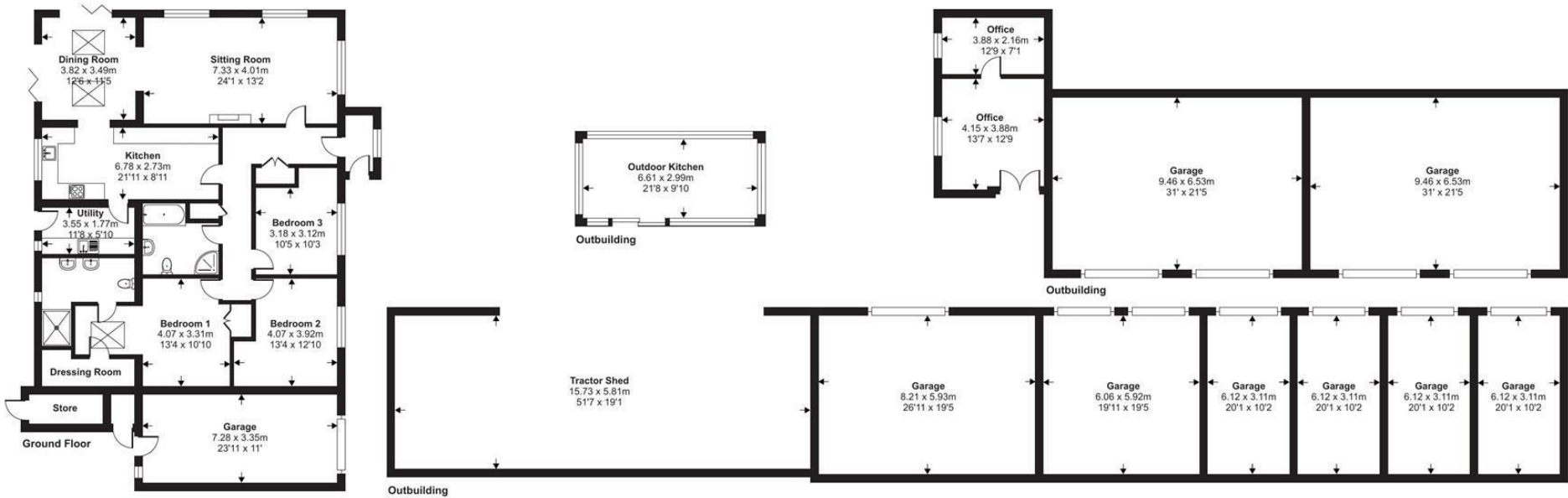
Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

What3words:///camp.yield.caked

From Yeovil town centre head north taking the A37 towards Ilchester. Immediately opposite Halfway House Pub turn sharp left onto Vagg Lane whereupon Greenacres will be found a short distance along on the left hand side, clearly identified by our 'For Sale' board and shortly after the right hand turn to Chilthorne Domer.

Approximate Area = 1707 sq ft / 158.5 sq m
Garages = 3312 sq ft / 307.6 sq m
Outbuildings = 1511 sq ft / 140.3 sq m
Total = 6530 sq ft / 606.4 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



