



EASTER COTTAGE
30 LOWER ODCOMBE, SOMERSET

JACKSON-STOPS 

**EASTER COTTAGE
30 LOWER ODCOMBE
SOMERSET, BA22 8TX**

CHARMING AND CHARACTERFUL FOUR-BEDROOM
COUNTRY HOUSE WITH BEAUTIFUL MATURE
GARDENS OF APPROXIMATELY 3/4 ACRE, SET IN A
PEACEFUL VILLAGE LOCATION WITH FAR-
REACHING VIEWS



DISTANCES (APPROXIMATE)

YEOVIL: 1.5 MILES

A303: 3 MILES

SHERBORNE: 8 MILES (LONDON
WATERLOO 2 HRS 15 MINS)

CREWKERNE: 8 MILES

CASTLE CARY: 17 MILES (LONDON
PADDINGTON 1 HR 40 MINS)

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Dining Room
- Study/Music Room
- Kitchen
- Utility Room

FIRST FLOOR

- Principal Bedroom with Ensuite Shower Room
- Three Further Bedrooms
- Family Bathroom

GARDEN AND OUTBUILDINGS

- Approximately 3/4 Acre of Mature Gardens
- Terrace and Multiple Seating Areas
- Greenhouse
- Garden Shed with Power
- Hot Tub
- Outside WC
- Private Parking for Several Cars

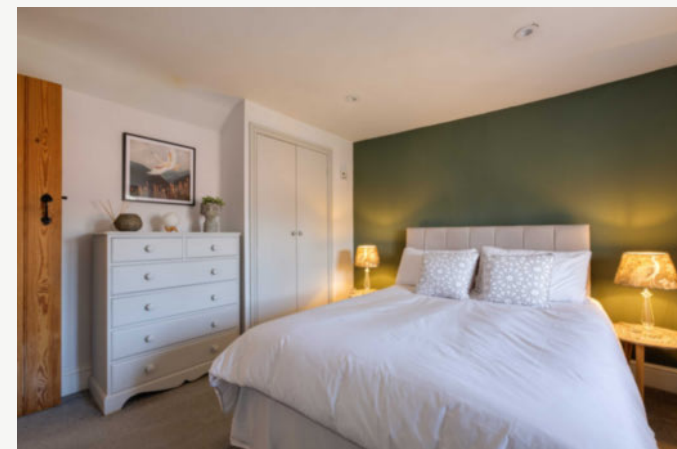


THE PROPERTY

Originally two workers' cottages and dating back to the 1800s, Easter Cottage has evolved over time into a wonderfully characterful and surprisingly substantial country home, offering approximately 1,855 sq ft of well-proportioned accommodation. Much loved by the current owners during their 33 years of occupation, the house has been carefully maintained and enhanced, including the addition of a generous kitchen extension in 2000. The accommodation has an appealing sense of space and flexibility, while retaining plenty of evidence of the property's origins. Exposed beams, flagstone flooring and areas of exposed stone contribute to its character, with double glazing fitted throughout. The sitting room is an especially generous reception room, extending to almost 23 ft in length and centred around an attractive open fireplace with stone surround and part-exposed stone wall. Adjoining this is a study/music room, providing a quieter and adaptable space for working from home, hobbies or occasional use. On the opposite side of the house, the separate dining room is another well-proportioned reception space and provides an excellent setting for entertaining. The kitchen/breakfast room forms the heart of the home and has been designed with both family life and entertaining in mind. A substantial central island provides seating for six, complemented by granite worktops, a Smeg range, integrated dishwasher and space and connection for a fridge/freezer. French doors open directly onto a charming, sheltered courtyard terrace enclosed by traditional Ham stone walling with brick paving and steps leading up to the garden, creating a particularly enjoyable connection between the house and its surroundings. Beyond the kitchen is a notably generous utility room, with a skylight providing additional natural light. Upstairs, the sense of space continues. The principal bedroom is particularly generous and dual aspect, with French doors opening directly onto the garden. It also benefits from a walk-in wardrobe and an ensuite shower room with rainforest shower. There are three further bedrooms, two of which are generous doubles, together with a family bathroom. Throughout, Easter Cottage has a wonderfully warm and relaxed atmosphere, successfully combining the individuality and charm of a traditional Somerset cottage with the generous proportions, versatility and practicality required for modern family life.

GARDEN & OUTBUILDINGS

The gardens are undoubtedly one of the defining features of Easter Cottage, extending to approximately $\frac{3}{4}$ acre and creating a wonderfully established setting for the house, with far-reaching views across the surrounding countryside. Immediately adjoining the kitchen, a generous courtyard area is ideal for outdoor dining and entertaining, with French doors creating an easy connection between the house and garden. A herb garden is conveniently positioned nearby, while beyond, the gardens open into broad areas of lawn, enclosed and softened by attractive hazel hedging. Considerable care has been taken with the planting over the years, with mature beech, cooking apple and magnolia trees adding structure and interest. Well-stocked borders include spiraea, hydrangeas, lavender, white camellias and scented daphnes, bringing changing colour and fragrance throughout the seasons. Water is available to serve the majority of the garden. Several seating areas are positioned around the grounds, from which to enjoy the peaceful surroundings and countryside views, while a hot tub offers a particularly relaxing spot within the garden. There is also a greenhouse and garden shed with power connected, together with an outside WC. The property is approached over a shared driveway leading to a private parking area with ample space for several vehicles.



LOCATION

Lower Odcombe is a small and attractive village tucked away from the main roads, comprising mainly period houses built from the local honey-coloured Ham stone for which the area is famous. Quiet lanes pass through the village, which has retained much of its historic character. The village has a public house, church and a thriving village hall offering various activities, whilst nearby Montacute, renowned for its famous Elizabethan mansion now in the hands of the National Trust, has a shop, post office, garage and two public houses, together with its regular farmers' market. Yeovil provides a full range of shops and facilities, whilst the delightful Abbey town of Sherborne, across the county border in Dorset, is also within easy reach. The charming towns of South Petherton and Crewkerne, which has a Waitrose store, are also accessible. Communications are excellent, with the A303, A37 and M5 all within easy reach. Mainline railway stations at Yeovil and Castle Cary provide services towards London Waterloo and London Paddington respectively.

SPORTING AND RECREATION

The surrounding countryside offers excellent opportunities for walking, cycling and horse riding, with an extensive network of footpaths, bridleways and quiet country lanes to explore. Odcombe also benefits from its location on the South Somerset Cycleway, making it an ideal base for exploring the beautiful local countryside by bike. The area offers a wide range of sporting and recreational facilities, including golf at Sherborne and Yeovil, racing at Wincanton and access to the Dorset coast for sailing and water sports. Sherborne provides a particularly rich cultural offering, with Sherborne Abbey hosting concerts and recitals and a range of arts, theatre and community events taking place throughout the year. Further attractions include Montacute House, whilst The Newt and Hauser & Wirth at Bruton are also within easy reach.

EDUCATION

Montacute Church School 'All Saints' is served by a bus through the village. Other primary schools include Chilthorne Domer, Tintinhull and East Coker. Independent schools in the wider area include Sherborne Boys and Sherborne Girls, Leweston, Hazlegrove, Perrot Hill School, King's Taunton and Millfield.



LOCAL AUTHORITY

Somerset Council 0300 123 2224

Council Tax Band: E

SERVICES

Mains electricity, water and drainage

Gas fired central heating

EPC: D

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments are specifically excluded, although may be available by separate negotiation.

DIRECTIONS AND VIEWINGS

Postcode: BA22 8TX

what3words: ///overjoyed.chip.wept

From Yeovil head West along the A30 toward West Coker. Before the BP/M&S garage turn right onto Camp Road signposted Odcombe. At the crossroads go right onto Old Road towards Lower Odcombe Village Hall. Turn left at the brown sign for Masons Arms pub. After the post box Easter Cottage will be found on the left hand side opposite the large green barn door on the right.

From the A303 take the A3088 to Yeovil. Take the first right to Montacute then next left signposted Montacute House. Go through Montacute then in half a mile take the second right to Lower Odcombe, brown Masons Arms sign. After the pub, Easter Cottage is on the right opposite the large green barn door.

Viewings – Only by appointment with Jackson-Stops' Sherborne office 01935 810141

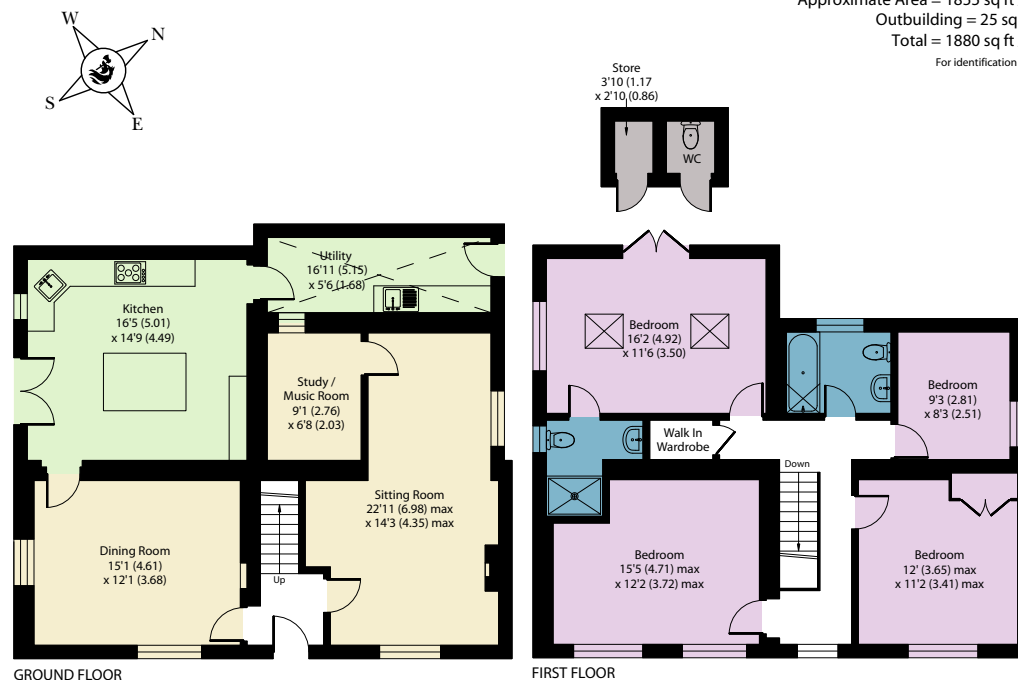
30 Lower Odcombe, Somerset

Approximate Area = 1855 sq ft / 172.3 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 1880 sq ft / 174.6 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). © nchecon 2026. Produced for Jackson-Stops. REF: 1503927



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



SHERBORNE

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PROPERTY EXPERTS SINCE 1910