



## Meadow View, Hill Ash Court, Woolston, North Cadbury

1349 sq ft, three bedroom detached property with light living spaces and lovely outlook to the rear over a paddock and countryside beyond. Situated on an exclusive development in the charming hamlet of Woolston.

**£595,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

Meadow, Hill Ash Court, Woolston,  
North Cadbury, BA22 7BL

Three bedroom detached home

Bright living spaces with fully fitted kitchen boasting Neff and  
Bosch appliances

Three bedrooms, master en suite

Meticulously designed New Build home with ICW warranty

Garage and parking

Garden with an open outlook over a paddock and countryside  
beyond

125.4m<sup>2</sup> / 1349.8 sqft

**Accommodation**

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Sherborne office on 01935 814488





### The Property

A meticulously designed, new build property boasting open planning living space and three spacious bedrooms with en suite to the master bedroom. Outside there is a private garden with views over a paddock to the rear. In addition, there is a garage with electric car charging point, and parking.

### Accommodation

Meadow View is one of six properties, individually designed, in a courtyard built by Woolavington Homes.

A spacious entrance hall welcomes you into this lovely home, with doors leading to the cloakroom, utility room, sitting room and open plan kitchen/diner. The utility is well equipped with space and plumbing for white goods. It also houses the Worcester central heating boiler.

The open plan kitchen/dining room is a bright space, with windows in the dining area maximising the view over the rear garden and paddock beyond as well as a lantern flooding the area with natural light. The well-equipped kitchen showcases a bespoke, shaker kitchen cabinetry with a Quartz worktop, seamlessly integrating Bosch and Neff appliances including a dishwasher, wine cooler,

fridge/freezer, eye level double oven and warming drawer. This area flows seamlessly into the living space which is fitted with a log burner and enjoys French doors opening into the garden.

Upstairs there is a spacious landing with a skylight and the airing cupboard. The master bedroom enjoys a fully fitted en suite and built in wardrobes. Bedrooms two and three are both spacious, with bedroom two also enjoying the green outlook.

The family bathroom boasts a three piece suite comprising of bath, walk in shower, wash hand basin with storage under and WC.

At present, the purchaser would have a choice of carpets.

### Outside

Meadow View benefits from a West facing, private garden, with a gate opening onto the paddock.

The property benefits from a wider than usual single garage, with electric car charging point and driveway parking in front.

### Situation

The hamlet of Woolston is set within the rolling Somerset countryside and is located 1.2 miles from the historic village of North Cadbury, which has strong associations to King Arthur. North Cadbury has a public house, a C of E Primary School, a village shop and a church, along with a village hall and recreation grounds.

The charming market town of Castle Cary, with the mainline station to London, is 5.5 miles away.

A more extensive range of shops and services can be found in Sherborne, 8 miles away. Sherborne is one of the most beautiful towns in England. The charming, honey-coloured town is brimming with history and heritage and has an array of stunning buildings. With two castles, an Abbey and lots of medieval buildings to admire, this delightful town has plenty to discover. Sherborne is home to many excellent independent boutiques, art galleries, delis and antique shops. In between the shops you will find plenty of charming cafés and eateries, making a trip to Sherborne always one to enjoy.

Woolston sits on the edge of the Blackmore Vale, which is a broad stretch of gently rolling countryside falling between the Cranborne Chase Area of Outstanding Natural Beauty to the east and the chalk Dorset Downs of the south. There are an extensive range of

footpaths extending to some 48 miles, criss-crossing the Vale countryside.

**Services**

Mains electric and water

Heating provided by a Flogas LPG tank supplying the development, separately metered. A private bio treatment plant services the properties in the development.

Underfloor heating to ground floor.

**Agents Note**

As an owner of a property in this development you will also own 1/6th of the management company, charges TBC.

Somerset Council  
Council Tax Band: TBC  
SAP

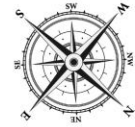
**SAP Rating**

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	73
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**PLOT 4, MEADOW VIEW**

Approximate gross internal floor area of building excluding garage -

125.3m<sup>2</sup> / 1349sqft



**GROUND FLOOR**

Living Room 5.04m x 4.16m 16'6" x 13'7"  
Kitchen/ Dining Room 4.25m x 4.11m 13'11" x 13'5"  
Sun room 2.61m x 3.37m 8'6" x 11'  
Utility 1.9m x 2.41m 6'2" x 7'10"

**FIRST FLOOR**

Master Bedroom 3.95m x 3.47m 12'11" x 11'4"  
Master Bedroom en suite 2.1m x 1.68m 6'10" x 5'6"  
Bedroom 2 3.15m x 3.97m 10'4" x 13'  
Bedroom 3 3.01m x 2.83m 9'10" x 9'3"  
Bathroom 2.15m x 2.31m 7' x 7'6"



01935 814488

Symonds & Sampson LLP  
4 Abbey Corner, Half Moon Street, Sherborne, Dorset, DT9 3LN

sherborne@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

