



26 Cherry Blossom Way, Sparkford

This stunning 4 double bedroom detached house, built in 2022, is nestled in a quiet cul de sac in the convenient village of Sparkford. It offers modern living at its finest with an open plan kitchen/family room, and two en suite bedrooms.

Guide Price
£499,995
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

26 Cherry Blossom Way, Sparkford BA22 7FW

- Four double bedroom detached house
 - Built in 2022, with a NHBC warranty
- Fantastic open plan kitchen/family room with bi-fold doors leading out to the garden
- Boasting large windows, allowing plenty of natural light to flood the property
 - Two ensuite bedrooms
 - Energy-efficient air source heat pump
- Quiet cul de sac location in a convenient village

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





This beautifully presented four bedroom detached house is ideal for families seeking a comfortable and contemporary home. The property boasts a beautiful kitchen/diner/family room, sitting room, study, cloakroom and utility on the ground floor, with four double bedrooms (two en suite) and the family bathroom on the first floor. Outside there is a large driveway for several cars, a garage and a manicured rear garden.

Accommodation

Enter through the inviting hallway leading to a study, cloakroom, and a spacious sitting room. The highlight of the ground floor is the open-plan kitchen/diner/family room, flooded with natural light due to its large windows. The kitchen area is well-equipped with integrated eye level electric double oven, induction hob, and dishwasher. The bi-fold doors open seamlessly to the garden, creating a perfect blend of indoor and outdoor living spaces.

Upstairs, you'll find four generous double bedrooms. Bedrooms one and two come with en-suite shower rooms,

adding a touch of luxury to your daily routine. Additionally, there is a well-appointed family bathroom ensuring convenience for the entire household.

Outside

The property features a well-maintained rear garden with a level plot, offering a mix of lawn, patio area, and gravel for easy upkeep and outdoor enjoyment. A pedestrian door connects the garden to the garage.

To the front there is a further lawned garden and wide driveway providing off road parking for several cars and a garage.

Situation

Nestled in a small cul de sac, Cherry Blossom Way is situated on a small, modern development in the ever popular village of Sparkford. It sits in the Vale of Camelot with outstanding country walks. This friendly village has a church, pub/inn, playing field and an active parish hall for Scouts and toddler

groups. Schools include Hazelgrove Preparatory School (in Sparkford) and there is the nearby pre-school and primary school of Countess Gytha in Queen Camel.

Sparkford benefits from fantastic access to the A303 and to Sherborne which has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (5 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

Services

Mains electric, water and drainage.

Air source heat pump

Somerset Council - <https://www.somerset.gov.uk/>
Council Tax Band E

Broadband - Ultrafast is available

Mobile coverage is available both indoors and outdoors

Source Ofcom ofcom.org.uk

Agents Note

Please note there is a maintenance charge to cover upkeep of the development which is currently £290pa, paid to Cherry Pie Meadow Management Company LTD of which the buyer would be required to become a member of.

Some covenants included are:

For the first 12 years from 27th July 2022 – not to erect any additional structures, or make any alterations to the Property without the Developer’s consent – for which they can charge a reasonable fee

Parking only for private motor car/bike or light commercial van



Cherry Blossom Way, Sparkford, Yeovil

Approximate Area = 1567 sq ft / 145.5 sq m

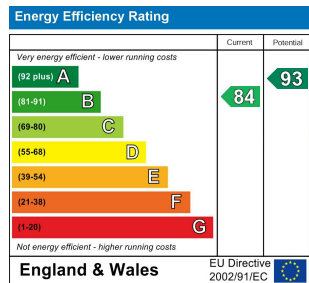
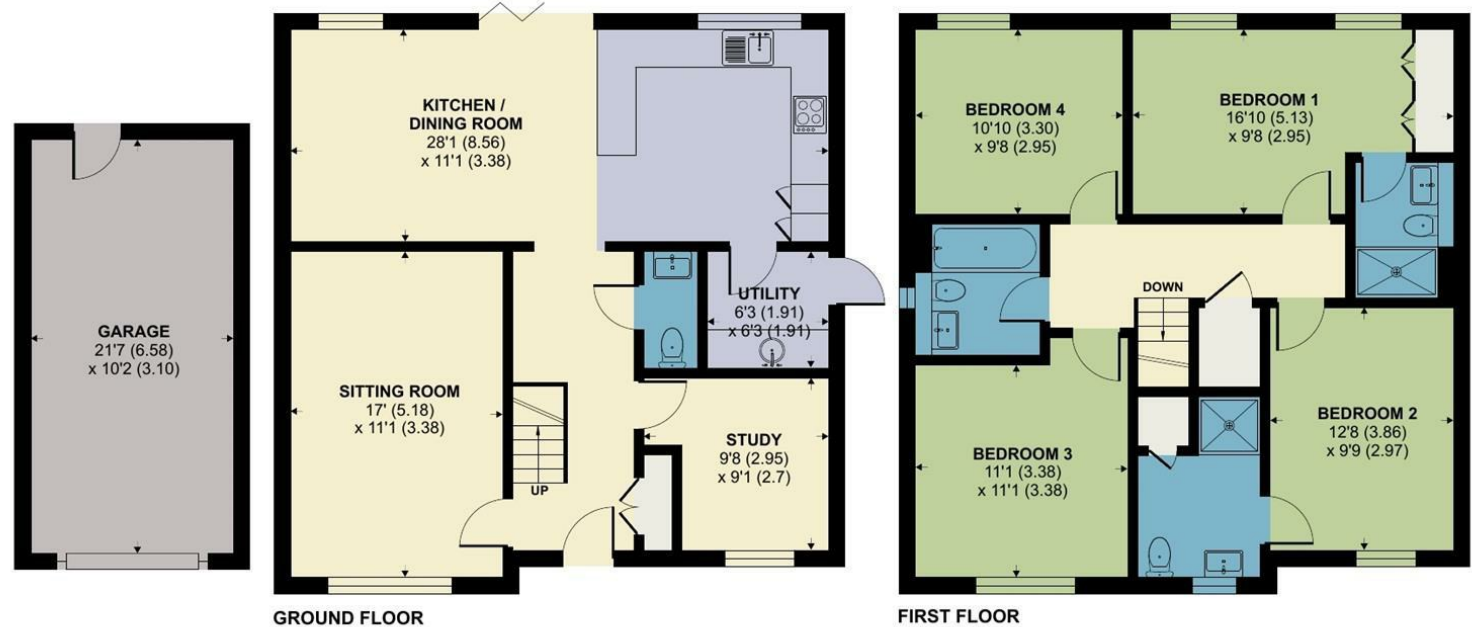
Garage = 228 sq ft / 21.1 sq m

Total = 1795 sq ft / 166.6 sq m

For identification only - Not to scale

Directions

From the A303 Sparkford roundabout take the exit in to the village, passing the Sparkford Inn, follow this road round onto the Avenue. Turn right onto Cherry Blossom Way and follow the road round to the right, then turn left into the cul de sac and the property will be found on the right hand side. what3words.com/smaller.growth.commit



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1040333



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