



Lymewood House, Hill Ash Court, Woolston, North Cadbury

Guide Price £1,000,000 Freehold

Symonds
& Sampson

ESTABLISHED 1858

An exquisite four bedroom, four bathroom, detached new build home, nestled in the serene hamlet of Woolston. Crafted with meticulous attention to detail by Woolavington Homes, this property offers a harmonious blend of modern design and timeless elegance.

Lymewood House
Hill Ash Court, Woolston,
North Cadbury, BA22 7BL

- Four Bedrooms, four en suites
- Beautifully designed with a bright and spacious kitchen/diner
- New build home, built to a high specification
 - Triple garage
- Photovoltaic solar panels
- 228.4m² / 2458.5 sqft

Accommodation
Please see floor plan.

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





Accommodation

As you step into Lymewood House, you are greeted by an inviting entrance hall with an exquisite oak and glass staircase, leading to the first floor. Doors leading to the sitting room, kitchen/diner and cloakroom. The dual-aspect sitting room features a log burner, and leads to a thoughtfully designed study area, with built in storage.

The spacious kitchen diner showcases a fitted ensemble of bespoke, shaker kitchen cabinetry with a Quartz worktop, seamlessly integrating Bosch and Neff appliances including a dishwasher, wine cooler, fridge/freezer, a range cooker, as well as a boiling water tap. A skylight and bifold doors flood the dining area with natural light, seamlessly connecting indoor and outdoor living spaces.

Adjacent to the kitchen, a utility room houses additional storage and accommodates essential utilities such as the central heating boiler, Mixergy Smart hot water tank and underfloor heating manifolds.

Ascending the oak staircase, you'll discover four generously proportioned double bedrooms, each boasting its own en suite, with bedrooms one and two benefiting from built-in storage. All the bedrooms enjoy an outlook over either the gardens or the greenery surrounding this pretty spot.



Lymewood House is appointed with the finest finishes to elevate everyday living. Oak doors exude warmth and sophistication, while Italian porcelain floor tiles adorn the hall, kitchen, and utility areas, marrying form with functionality.

Embracing sustainability, Lymewood House is equipped with photovoltaic solar panels and underfloor heating throughout the ground floor

Outside

On entering Hill Ash Court, Lymewood House enjoys a private driveway, behind which there is ample off road parking for numerous vehicles and a triple garage with car charging point.

The rear garden is private, bordered by fencing and shrubbery. Enjoying a secluded spot, the garden benefits from privacy, with a patio area providing an ideal spot for al fresco dining and enjoying the outdoors.

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

Photovoltaic Solar Panels

Somerset Council

Council Tax Band: TBC

SAP Rated B







SAP Rating

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

AWW/30/06/2023

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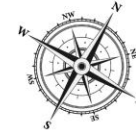
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**Symonds
& Sampson**

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PLOT I, LYMEWOOD HOUSE

Approximate gross internal floor area of building -
227.61m² / 2450sqft



GROUND FLOOR

Sitting Room 4m x 6.78m 13'1" x 22'2"

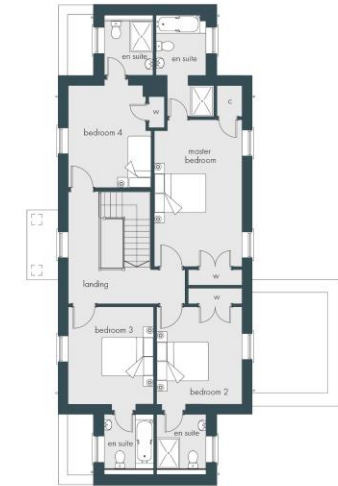
Living Room 4.35m x 3.45m 14'3" x 11'3"

Kitchen 2.92m x 4.98m 9'6" x 16'4"

Dining room 4m x 3m 13'1" x 9'10"

Utility 2.37m x 6.13m 7'9" x 20'1"

Study 2.37m x 5.38m 7'9" x 17'7"



FIRST FLOOR

Master Bedroom 5.68m x 3.45m 18'7" x 11'3"

Master Bedroom en suite 3.94m x 1.93m 12'11" x 6'3"

Bedroom 2 3.76m x 3.34m 12'4" x 10'11"

Bedroom 2 en suite 2.1m x 1.94m 6'10" x 6'4"

Bedroom 3 3.8m x 3.34m 12'5" x 10'11"

Bedroom 3 en suite 2.1m x 1.94m 6'10" x 6'4"

Bedroom 4 4m x 3.21m 13'1" x 10'6"

Bedroom 4 en suite 2.1m x 1.92m 6'10" x 6'3"

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