



The Close, North Cadbury, Yeovil

An impressive detached five-bedroom house nestled in the picturesque rural setting of North Cadbury. This property offers spacious accommodation throughout and a substantial rear garden.

Guide Price

£825,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

2 The Close, North Cadbury, Yeovil, BA22 7DX

- Substantial five bedroom property
- Spacious and light accommodation throughout
 - Generously sized rear garden
 - South facing garden
- Peaceful location within a popular village
- Ample driveway and double garage

Viewing strictly by appointment
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This impressive five bedroom detached property stands at the end of a small cul-de-sac. With a spacious drive, double garage and large south facing garden. Whilst in good decorative order, well laid out and providing excellent family accommodation, there is scope for redesign if required.

Accommodation

The front porch offers extra convenience and space, leading to large welcoming hallway which opens onto the ground floor rooms and stairs to the first floor. It also gives access to a downstairs cloakroom and deep coat/storage cupboard.

The large light filled lounge has a window to the front of the property and bifold doors overlooking the beautiful rear garden. It features an attractive stone fireplace.

The dining room is a good sized room which dual aspect windows, it is located across the hall from the large kitchen/breakfast room.

The kitchen/breakfast room is a practical social room with marble topped island and central table. It has extensive storage, integral fridge and dishwasher, eye level double oven and an electric hob with extractor fan.

The kitchen connects to a utility room with sink, cupboards, oil fired boiler and space for white goods. From here the side door gives covered access to workshop, garage and rear garden.

The final room is attractive study/snug overlooking the rear patio.

Upstairs is an open L-shaped landing giving access to four double bedrooms, one single bedroom, family bathroom, airing cupboard and storage cupboard. It offers access to the loft space which is partly boarded and lit via, a fitted ladder.

Bedroom one, at the front of the house, has two large built in wardrobes with hanging and shelf space. A roomy ensuite bathroom offers a corner shower, bath, WC and hand wash basin.

Bedroom two over looks the rear garden and has a recently fitted ensuite shower room.

Bedroom three and four are both double rooms, each having large built in wardrobes.

Bedroom five is a single room, currently used as a study.

The family bathroom offers a complete suite and a linen cupboard.

Garden and grounds

The property is situated on a quiet close and is accessed via a driveway owned by the property. The driveway provides ample parking and leads to a large double garage, which features an electric door, power and lighting. The garage includes a rear door that opens into a workshop which is equipped with lighting, electricity and workbenches. A door from the workshop offers side access to the property. There is storage space above the workshop.

The front garden is largely laid to lawn and enclosed by wooden fencing, further side access can be gained from both sides of the house.

To the rear the well stocked and maintained south facing garden is largely laid to lawn with mature trees, well established borders, with a wide selection mature shrubs and flowers. To the rear of the garden is a summerhouse, alongside a pedestrian gate which leads to a "hidden wild garden." The large patio to the rear of the property provides raised flower beds and a pergola. The oil tank located behind the workshop is concealed by a trellis can also be located within the rear garden.



Situation

North Cadbury is a sought-after village nestled within the picturesque countryside of South Somerset. The village boasts a shop, a village hall, a church, and a traditional public house.

The property benefits from its close proximity to local amenities. Castle Cary (6 miles) is an attractive, small market town in the heart of the Somerset countryside with a wide range of independent shops and boutiques. Castle Cary is also home to The Newt "one of the most exceptional country house hotels Britain has seen" according to The Telegraph. For further services the regional centre of Wincanton (6 miles) offers a range of amenities, supermarkets and leisure. Castle Cary has a regular mainline service to Paddington taking about 90 minutes and there is also a trainline from Sherborne to Waterloo, which takes about 2.5 hours.

The historic Abbey town of Sherborne is located 8 miles south of the property and offers a wide range of independent shops, local businesses, restaurants and coffee shops plus Waitrose and Sainsbury supermarkets.

The towns and villages surrounding North Cadbury offer an excellent range of schools as well as a good primary school in the village. King Arthurs School for secondary education is located within Wincanton. In addition to the state schools there is an abundance of excellent private schools in the area including Leweston, Sherborne Schools, Millfield, Bryanston and Kings School Bruton.

Services

Mains electric, drainage and water
Oil fired central heating
Somerset Council - www.somerset.gov.uk
Council Tax Band – G
EPC - D

Superfast broadband is available in the area.
 Mobile phone coverage is available outdoors and with limited availability indoors.
 Source Ofcom - ofcom.org.uk

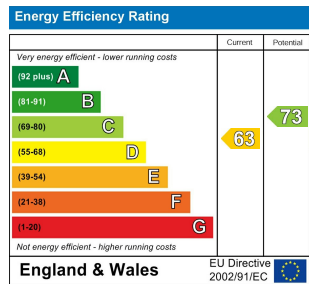
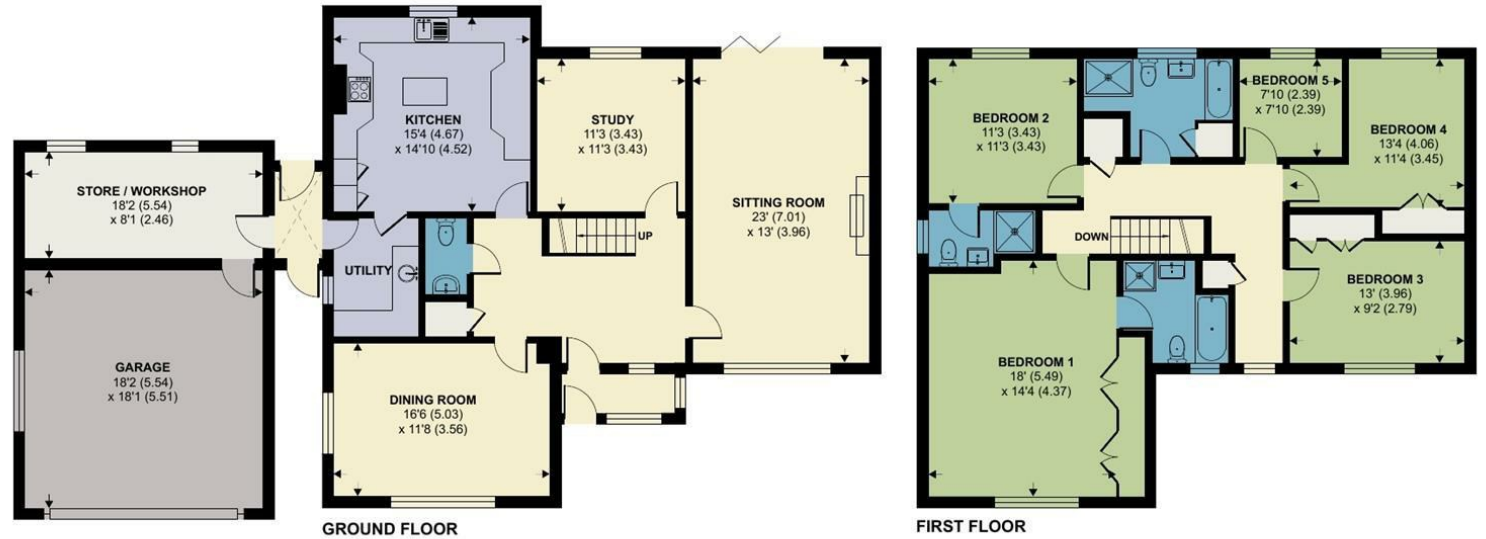
Directions
 From Sherborne, travel North on the B3145, after approximately 1.8 miles turn left signposted Corton Denham. Proceed along this road through the village of Corton Denham and South Cadbury, after which the road will cross the A303. Continue into the village of North Cadbury and carry on through the village until you bare left at Cary Road. Take the next left until The Close and the property can be found to the left hand side at the end of the close. What3words -
 ///narrates,sued,freazers

Agents Note
 The neighbouring property 'Ammonite Corner' has a right of access over driveway of 2 The Close.



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Approximate Area = 2342 sq ft / 217.5 sq m
 Garage = 330 sq ft / 30.6 sq m
 Store / Workshop = 148 sq ft / 13.7 sq m
 Total = 2820 sq ft / 261.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1138121



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