

Swallow Gate, Hill Ash Court, Woolston, BA22 7BL

An attractive three bedroom new build property located within the heart of the South Somerset Countryside. The property benefits from having three double bedrooms, open plan living space to the ground floor and a double garage

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- Three Double Bedrooms
- New build property with high specification finish
- Peaceful village location
- Double Garage
- Large En-suite to the master bedroom
- 1875 sq ft / 174.3 sq m

Guide Price £575,000

Freehold

ACCOMMODATION

Gate Cottage is a deceptively spacious, well designed three bedroom house with double garage, a rear and front garden. On the ground floor, there is a large living/kitchen/dining area with double-aspect views and French doors leading to the terrace and front garden. Through the door in the carport and via the side door, one can access the rear garden. On the First Floor, there are three bedrooms, including a very large master bedroom and en suite, all with dormer windows.

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 Newt in Somerset is one of the most exceptional country house hotels Britain has seen and is only 5 miles north of Woolston. The hotel stands on a large working estate between Castle Cary and Bruton.

There is a wide choice of schools locally, in both the independent and state sectors. In addition to North Cadbury, there are also schools in the nearby towns of Sparkford, Wincanton, Sherborne, Yeovil and Gillingham. Prep and senior schools in the area include Hazlegrove, King's Bruton, Sexey's boarding school, Millfield, Sherborne, Perrott Hill, All Hallows, Wells Cathedral Junior and Downside.

For those wanting to enjoy a little sport, there are plenty of

sporting clubs, including golf courses, fishing lakes, clay pigeon shooting and Wincanton racecourse (NH). The Jurassic Coast is just over an hour to the south where you will find some of the most beautiful rural and coastal areas in the UK.

SERVICES

Mains electricity and water

Communal LPG Gas central heating

Drainage via communal Sewerage Treatment Plant

Underfloor heating to the ground floor

South Somerset District Council -

www.southsomerset.gov.uk

EPC ratings are predicted to be a high 'B' Rating

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Limited Network coverage is available.

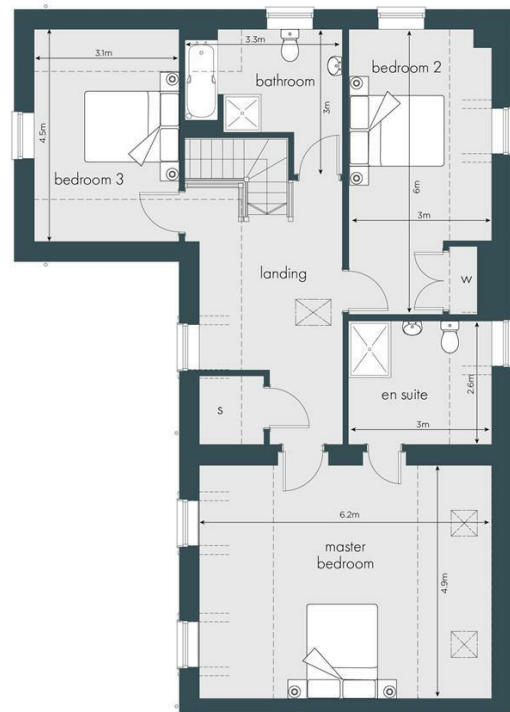
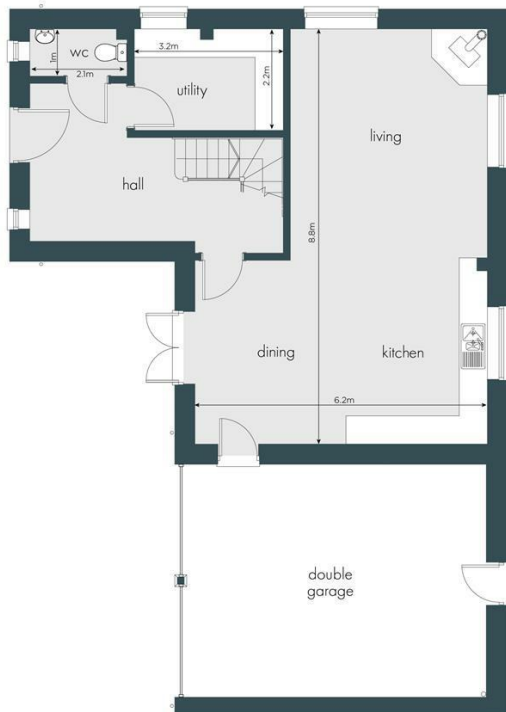
(Information from <https://www.ofcom.org.uk>)

AGENTS NOTE

The double garage door will be fitted prior to completion. There will be a management fee associated with the property, but the exact amount has not been determined yet. We will provide further details once it has been finalised.

DIRECTIONS

From Sherborne head North on the B3145 towards Somerset. Turn left towards Corton Denham and then take a slight right. Stay on this road and then take a right turn followed by a left turn. Follow this road and turn left towards Woolston Rd.



SHERB/AW/0924



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