

Symonds
& Sampson



3 Barton Court
Goodwood Drive, Sparkford

3 Barton Court

Goodwood Drive
Sparkford
Yeovil
BA22 7FL

Offering contemporary living, this four-bedroom property has been beautifully designed with a focus on light and space. Since being purchased by the current vendors, the home has been thoughtfully appointed to create a warm and functional atmosphere.



- Offering spacious and light filled accommodation throughout
- Underfloor heating throughout the property
 - Air source heating
- Ensuite and walk in wardrobe to the master bedroom
 - South-westerly facing garden
 - Double garage

Offers In Excess Of £600,000

Freehold

Sherborne Sales
01935 814488

sherborne@symondsandsampson.co.uk



THE DWELLING

Constructed in 2020 by the highly regarded Ashford Homes, this four-bedroom link-detached property exemplifies contemporary living at its finest. Thoughtfully designed and finished to an exceptional standard, the home benefits from modern conveniences, including an air source heating system and underfloor heating throughout. The property offers a spacious, light-filled layout, providing versatile and welcoming accommodation with final touches added by the current owners.

ACCOMMODATION

The entrance hall is a bright and inviting space, featuring a galleried landing that enhances the sense of openness and provides a striking focal point. The kitchen/diner is designed for modern living, offering a generous open-plan area with plenty of room for a dining table. French doors open onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is well-appointed with an array of units to accommodate all culinary needs, along with integrated appliances and a central island for added convenience. A utility room, located just off the kitchen, includes additional wall and base units, space for white goods, a sink, and a rear access door for practicality. The living room features a central wood-burning stove with an oak mantle, creating a cozy and inviting focal point. French doors open directly onto the garden, allowing additional

southerly light to flood the space. The study, which can also serve as a fourth bedroom, is situated on the opposite side of the hallway, conveniently positioned next to the cloakroom.

The first floor offers three double bedrooms with bedroom one and two providing built in Sharps wardrobes. Bedroom two offers an ensuite shower room and walk in wardrobe.

GARDEN

The south-westerly facing rear garden, predominantly laid to lawn, is enclosed by fencing and features a patio area that wraps around the property. The garden also includes a raised vegetable patch, a shed and a greenhouse. A rear pedestrian door provides convenient access to the double garage, which benefits from electric doors, partially boarded rafter storage, a light and a ladder. At the front of the property, a lawned area alongside a driveway offering parking for several vehicles. Additional visitor parking is available within the close.

SITUATION

The property is located in a peaceful close on the outskirts of Sparkford, nestled in the picturesque Vale of Camelot. Sparkford offers a public house, an active parish hall and a garage. The area is served by highly regarded private and state educational institutions. The village is conveniently

situated near the A303, providing easy access to major roads. Mainline railway stations are also within reach at Sherborne (offering routes from Waterloo to Exeter) and Castle Cary (with connections to Weymouth, Salisbury, Bath, Bristol, and London Paddington).

MATERIAL INFORMATION

Mains electric, drainage and water
Air Source heating
Somerset Council - www.somerset.gov.uk
Council Tax Band – F

Ultrafast broadband is available in the area
Mobile phone coverage is likely outside with limited coverage inside.
Source Ofcom - ofcom.org.uk

DIRECTION

What3words - [///hazelnuts.fabricate.richest](https://www.what3words.com/#!/en/what3words////hazelnuts.fabricate.richest)

AGENTS NOTES

The property benefits from a outstanding builders warranty.



Barton Court, Sparkford, Yeovil

Approximate Area = 1630 sq ft / 151.4 sq m (excludes void)

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Garage = 343 sq ft / 31.8 sq m

Total = 2004 sq ft / 186 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1238784



Sherb/JM/0125



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT