

Symonds
& Sampson



Meadow View

Church Road, Sparkford, Somerset

Meadow View

Church Road

Sparkford

Yeovil

Somerset BA22 7JZ

This spacious and beautifully renovated four-bedroom detached home is situated in a highly sought-after location. Thoughtfully extended to provide modern, well-planned living spaces. The property includes two ensuite bedrooms and enjoys stunning views over the surrounding countryside.



- Renovated throughout to a high standard
 - Four bedroom detached property
- Ensuite and dressing room to the master bedroom
 - Sought after location
- Views over the Blackmore Vale countryside
 - Driveway and garage

Guide Price £575,000

Freehold

Sherborne Sales

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THE DWELLING

A substantial detached four-bedroom property situated in a prime position within a sought-after location. Thoughtfully updated and extended by the current owners, the property offers spacious and well-designed accommodation throughout.

ACCOMMODATION

The ground floor is centred around a spacious entrance hall. To the right, the open-plan kitchen diner features sleek, high-specification appliances, a breakfast bar, and a generous dining area with French doors opening to the patio. A passage from the kitchen leads to a cloakroom and utility room with stylish cabinetry and space for white goods. Beyond, a versatile snug/study also offers patio access via French doors. On the opposite side, the spacious living room is centred around a multi-fuel fireplace and provides access to the conservatory.

The first floor features four well-proportioned double bedrooms. The spacious master bedroom boasts a Juliet balcony with countryside views, a walk-in dressing room, and a modern en-suite shower room. A second bedroom also benefits from an en-suite, while a third bedroom offers a walk-in wardrobe with potential for conversion into an additional en-suite if desired. The remaining bedroom is generously sized, and a stylish family bathroom completes this level.

GARDEN

The rear garden is largely laid to lawn, featuring a patio area adjacent to the house and a gravelled path providing side access. It enjoys pleasant views over the neighbouring countryside and backs onto open fields. To the front, the driveway is enclosed by mature hedging and offers ample parking alongside a single garage.

MATERIAL INFORMATION

Mains electric, drainage and water.
Oil fired central heating

Broadband - Superfast broadband is available.
Mobile phone coverage is likely outside on most major networks.
(Information from Ofcom <https://www.ofcom.org.uk>)
Somerset Council
Council Tax Band: E

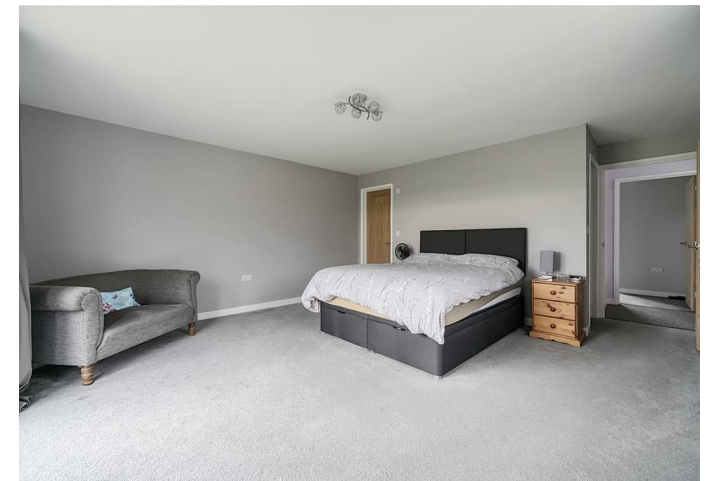
SITUATION

The property is located in quiet village location, nestled in the picturesque Vale of Camelot. It offers stunning country views and is close to a variety of walking trails. Sprakford offers a public house, an active parish hall and a garage. The area is served by several educational institutions, including Hazelgrove Preparatory School within Sparkford and Countess Gytha Primary School and Pre-School in the

nearby village of Queen Camel. 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).

DIRECTIONS

What3words - [///covertlyremissionwindmills](https://www.what3words.com/what3words-covertlyremissionwindmills)





Sparkford, Yeovil

Approximate Area = 2031 sq ft / 188.7 sq m

Outbuilding = 186 sq ft / 17.3 sq m

Total = 2217 sq ft / 209 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		



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: 1251013



Sherb/KS/0325



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