



4 Falkland Court,  
Somerton, Somerset, TA11 7JD

Guide Price £625,000

4 bedrooms  
Ref:EH002047



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## Overview

- 4 Bedroom property
- Newly built property
- No onward chain
- Secure gated development
- Countryside views
- Attractive entrance hall & galleried landing
- Car port, parking & car charger point
- Open plan living



English Homes are delighted to be marketing Falkland Court development. This former radio station has been converted & built to make a bespoke and stylish gated development by a reputable local builder to a high standard. Each property is unique in design, with number 4 being a spacious 4 bedroom house with 2 en-suites. With benefits including a gated secure development, air source heat pump, benefits of a brand new property, integrated units, car port & parking, enclosed garden and underfloor heating. Internal viewing is must to appreciate the design and standard of this property.



### ACCOMMODATION SUMMARY:

As you enter the property you will see a glimpse of the attractive entrance hallway through the full length windows.

**Entrance Hallway: 16' 2" x 9' 9" (4.94m x 2.96m)**

This is an attractive feature of this property which draws you in with the herringbone floor just enhancing it. Just off of this is a down stairs cloakroom.

**Open Plan Living/Dining Room/Kitchen: 34' 7" x 13' 3" (10.54m x 4.05m)**

This is a bright and airy room with patio doors drawing you out to the garden and views to the open countryside beyond. With herringbone flooring this open plan living is ideal for relaxing and socialising. The modern kitchen unit has an attractive Belfast style sink and a central island, all of which take advantage of the views.

**Utility Room: 8' 2" x 6' 2" (2.50m x 1.89m)**

With herringbone flooring, space and plumbing for a washing machine and tumble dryer,



stainless steel sink and drainer with a door leading to the side.

**Study: 13' 5" x 9' 8" (4.08m x 2.94m)**

This is versatile in its use whether it is a study, play room or even an additional TV room.

**Bedroom 2: 11' 4" x 10' 1" (3.45m x 3.08m)**

This is ideal for an elderly person who needs ground floor living with the reception room opposite which could be used as a TV room.

**En-Suite:**

With a double shower cubicle, low level toilet, wash hand basin and chrome heated towel rail.

**Galleried Landing: 20' 2" x 9' 8" (6.14m x 2.95m)**

This has the wow factor with windows to the front and sky lights all adding light into the property.

**Bedroom 1: 20' 5" x 13' 10" (6.23m x 4.21m)**

The bedroom has the advantage of doors giving uninterrupted views over the surrounding countryside and a walk in wardrobe/dressing room.

**En-Suite:**

Fitted with a modern suite comprising shower cubicle, low level toilet, Vanity wash hand basin and a chrome heated towel rail.

**Bedroom 3: 13' 6" x 10' 5" (4.11m x 3.18m)**

**Bedroom 4: 16' 3" x 10' 5" (4.96m x 3.18m)**

**Outside:**

As you enter the development you will be presented with an electronically controlled



iron trellis gate this leads to the communal gravelled parking area. There is a car port with additional parking spaces for the property. To the rear is a decking area, ideal for al fresco dining which then leads to the garden area.

**Development Summary:**

Falkland Court is a unique development of just nine luxury homes, surrounded by countryside, on the former site of the Somerton Radio Station, in an elevated position just outside of Somerton. This gated development, comprises of a selection of conversions and new-build homes. The design of the development is sympathetic to the surroundings and the site's historic past as a key part of the UK's maritime communication system. Mainly constructed of local lias stone, each of the properties at Falkland Court have been designed with modern living in mind, whilst emphasising a number of attractive original features. Falkland Court is easily accessible to the wider network with great road connections via the A303 and A37, and rail links at Castle Cary and Yeovil. Nearby Somerton

is a popular market town with a range of everyday amenities including shops, schools, bank, library, opticians, doctors, butchers, dentists, vets, solicitors, churches & public houses. On the edge of town is the Bancombe trading estate with a wide range of businesses. There is a strong local community with different clubs for all ages including gardening, bowls, tennis, rugby, football and U3A club. Somerton is in The Huish Academy catchment area.

**Agents Notes & Services:**

Mains water & electricity. Biodigester drainage. Air Source Heat Pump heating system. Underfloor heating. There is a monthly service charge of £50 per property is payable for the upkeep of communal areas, car charger, insurance and drainage treatment plant.

**Directions:**

What3words:///narrate.goal.clinic

**Viewings By Appointment:**

**Langport Office 01458 252530**

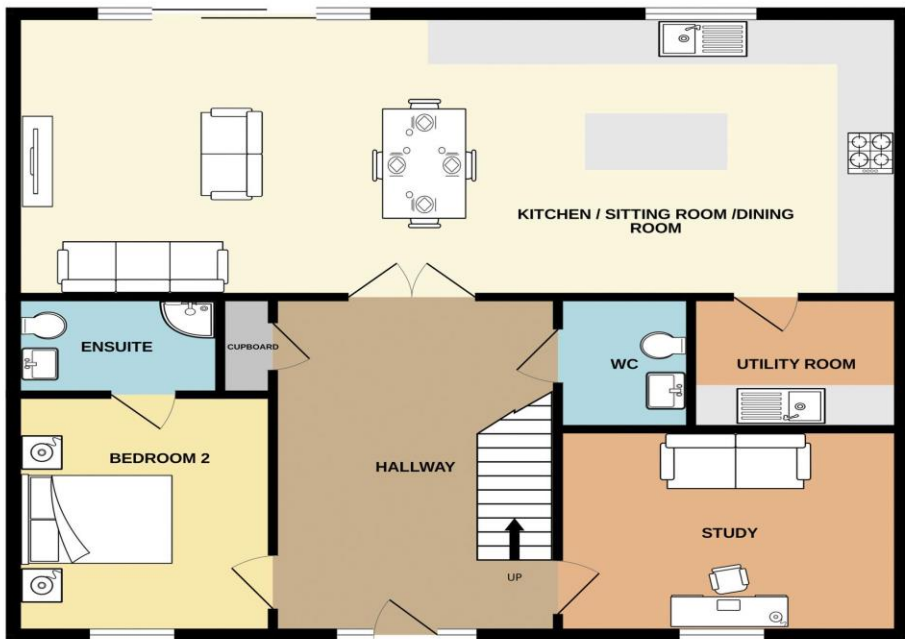
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1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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