



6 Falkland Court,
Somerton, Somerset, TA11 7JD

Guide Price £850,000

6 bedrooms
Ref:EH002052



ENGLISH HOMES

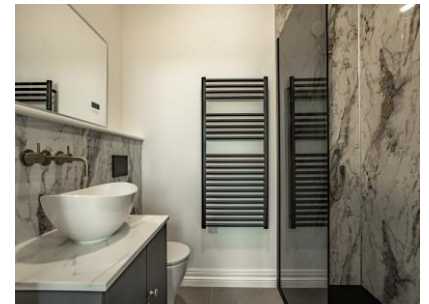
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Overview

- A versatile 6 bedroom chalet bungalow
- Attractive Period Features with exposed Blue Lias Stone
- No onward chain, ready for immediate occupation
- Most amazing open plan living room/kitchen with elevated views over the garden
- Snug & study
- Double garage
- Underfloor heating
- Secure gated development
- Open countryside views



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 6 being one of the best plots on the development. With accommodation of approx 2,400 sq ft, the open plan kitchen/lounge/dining room really has the wow factor on entering. If you are looking for a modern property with a spacious garden this is the perfect property for you, with the option to purchase additional acreage. With benefits including a gated secure development, under floor heating, period features, air source heat pump, double garage, open countryside views and versatile living accommodation.



ACCOMMODATION SUMMARY:

On entering the property you are welcomed by a tiled entrance hallway with wood panelling to half height. Attractive wooden stairs rise to the first floor with hand painted wooden balustrades.

Open Plan Lounge/Dining Room/Kitchen: 29' 7" x 29' 1" (9.01m x 8.87m)

This needs to be seen as this spacious open plan living space is elevated over the garden area, with exposed stone walls and tiled flooring. This light and open space is complimented by a modern kitchen with central island with Belfast sink and pendant lighting.

Utility Room: 11' 8" x 8' 6" (3.55m x 2.59m)

With a storage cupboard, bespoke low level and wall mounted kitchen units, sink and drainer, space and plumbing for washing machine and door to the side.

Snug: 13' 0" x 11' 8" (3.96m x 3.55m)

With a wood burner ideal to cuddle up on a winters evening.

Office: 11' 9" x 6' 2" (3.58m x 1.89m)

Bedroom 1: 14' 11" x 10' 11" (4.55m x 3.33m)

With walk in wardrobe and en-suite.





En-Suite:

Fitted with a double shower with glass screen, attractive Vanity wash hand basin, low level toilet and heated towel rail.

Bedroom 2: 11' 1" x 10' 8" (3.39m x 3.25m)

With en-suite.

En-Suite:

Fitted with a double shower with glass screen, attractive Vanity wash hand basin, low level toilet and heated towel rail.

Bedroom 3/Reception Room: 11' 4" x 11' 1" (3.46m x 3.39m)

Versatile in it's use.

Bedroom 4/Reception Room: 12' 5" x 8' 4" (3.78m x 2.55m)

Versatile in it's use.

Bathroom:

This attractive bathroom is fitted with an extensive suite comprising bath, separate walk in shower with glass screen, circular vanity wash hand basin, low level toilet and tiled flooring.

First Floor Landing:

With plenty of storage space and doors to:

Bedroom 3: 24' 7" x 17' 10" (7.49m x 5.43m)

(Maximum measurements with restricted head height) There is a Velux window and extensive cupboards.

Bedroom 4: 24' 5" x 8' 6" (7.45m x 2.60m)

(Max measurements with restricted head height) There is an attractive porthole window and exposed stone wall. In addition there is a walk through dressing room and plenty of storage.

Outside:

As you drive to the development you will be presented with an electronically controlled, attractive gate which leads into the



development. You then have a further gate leading you into your own private driveway which gives off road parking for numerous vehicles and access to the double garage which has a courtesy door to the rear garden. To the rear is an attractive elevated patio area ideal for evening dining with an extensive level lawned garden. There is an option to purchase additional land with this individual plot.

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 Note & Services:

Mains water & electricity. Biodigester drainage. Air Source Heat Pump heating system. Underfloor heating to ground floor. 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:///vows.uncle.blunty

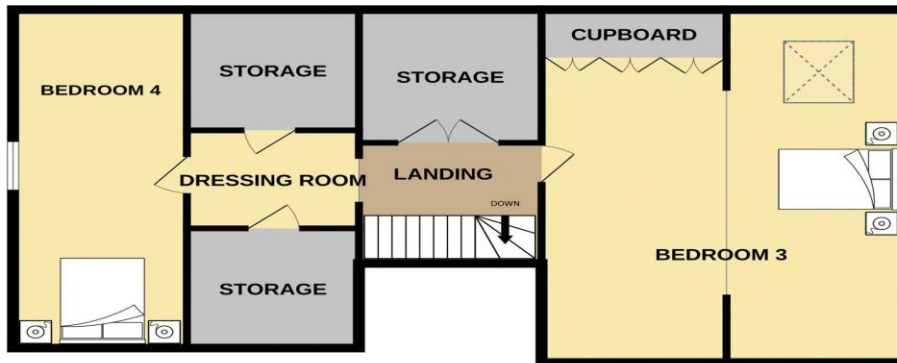
Viewings By Appointment:

Langport Office 01458 252530

sales@english-homes.co.uk

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1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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