

# LODESTONE



5 The Close, North Cadbury





## 5 The Close, North Cadbury

BA22 7DX

Guide Price: £850,000

5

Bedrooms

2

Bathrooms

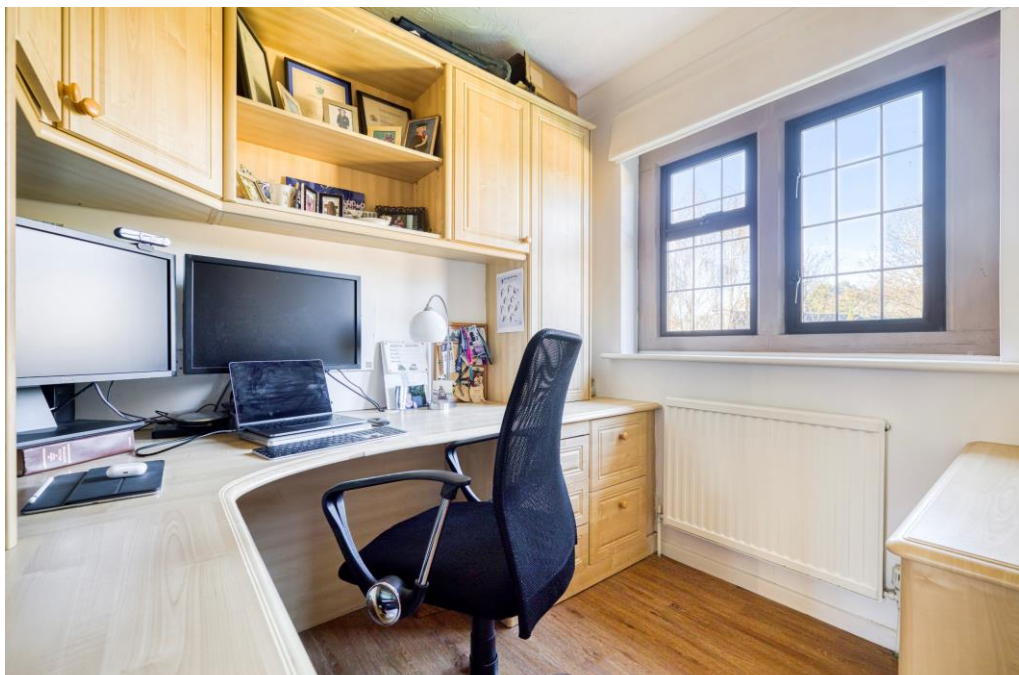
2

Receptions

### PROPERTY FEATURES

- Charming family home
- 4/5 bedrooms, 2 bathrooms
- 2 Reception Rooms
- Home office
- Approx. 2250 sq. ft. of accommodation (excluding garage)
- Superb village location
- Immaculately presented
- Garaging and parking
- Picturesque garden





In the popular village of North Cadbury, set on a peaceful no through road within a cluster of eight detached houses which have been constructed in a traditional stone style, with stone mullion windows, is 5 The Close. Built in 1991, the current owners who have lived here the past 16 years have maintained and upgraded the property creating a warm and inviting family home.

### **The House**

Arriving at the house, a stone path leads the way through an attractive front garden which is lawned and populated with attractive trees such as silver birch, and shrubs to the front door which opens into a spacious and naturally light entrance hall. The principle reception areas of the house are arranged directly off the entrance hall as is the staircase that leads to the first floor landing, a cloakroom and coat cupboard. Both the sitting room and drawing room hold attractive views over the front garden and the drawing room which has an engineered oak floor and woodburning stove, runs the depth of the property, has sliding doors opening onto the rear terrace and garden beyond. The kitchen dining and family area was created by the current owners making this a wonderful inclusive area for family life. The kitchen will delight those who like to cook with a substantial island and integrated appliances such as a Mercury Range Cooker and a Liebherr Fridge and attractive granite work tops. A practical aspect of this house is the utility room which lies directly off the kitchen and has access to a side passage that leads to the garden and front of the house.

Stairs rise to a landing off which the 5 bedrooms are arranged. It should be noted that the smallest of these bedrooms is used as a home office. The principle bedroom is unexpectedly impressive and has built in wardrobes and a stylish ensuite bathroom. A family bathroom with a bath and separate walk-in shower serves the remaining bedrooms.





## Outside

The pretty front garden sits in the shelter of a lovely silver birch tree and is set off the road and bordered by a post and rail fence. There is easy access to the garden at the rear around both sides of the house. A well-manicured lawn stretches to mixture of fencing and stone walls that make up the perimeter of the garden. The west facing terrace framed by elegant Lavender hedging is the perfect place to entertain on a summers evening. A pretty gazebo offers the perfect spot for a BBQ and a delightful water feature runs through the lawn. A built-in barbeque constructed of 300-year-old bricks and a wood burning oven graces one of the walls and elsewhere, raised beds and a new greenhouse provide the perfect place to grow vegetables. Adjoining the garden is a double garage and a steel shed along with the oil tank. The garage doors are operated by remote control and open to additional parking for three cars. A variety of fruit trees including a fig line the boundary.

## Situation

No 5 is one of a cluster of houses that make up The Close and is part of a quiet and safe community located in a no through road. North Cadbury itself is a sought-after village set in picturesque countryside typical of this part of South Somerset and it enjoys a close community spirit with a thriving village store, a well regarded Primary School, an active village hall and a traditional pub. One of the primary attractions of Cadbury is its location and easy and quick access to so many local amenities. Close by is Castle Cary, an attractive, small market town in the heart of the Somerset countryside with a wide range of independent shops and boutiques. Castle Cary is also home to The Newt "one of the most exceptional country house hotels Britain has seen" according to the telegraph. The gardens are open to the public and allow visitors to walk in the amazing woodland gardens and eat in the various restaurants. Bruton, also close by, offers the famous Hauser and Wirth gallery, the Osip and 'At the Chapel' restaurant.



### **Cont.**

Excellent local pubs include the Queens Arms in Corton Denham and the Stags head in Yarlington. Further afield, Yeovil and Sherborne both offer further shopping opportunities and large supermarkets. Schools The village has a well-regarded primary school and is in the catchment area for senior schools at Ansford in Castle Cary and Sexeys in Bruton - both have excellent reputations. Other excellent local independent schools nearby include Millfield, Sherborne Prep and Sherborne Boys and Girls. Hazelgrove prep school, Leweston, Bryanston, Clayesmore, and Kings School Bruton are all within easy travelling distance. Transport links are excellent with the A303 a few miles south that provides a direct route to London via the M3 - there is also a mainline rail service from Castle Cary to London Paddington (Great Western – approx.. 1hr 36mins hours) and from Temple Combe to Waterloo (Southwestern).

### **Directions**

From the A303 take the exit towards Yarlington / South Cadbury and North Cadbury. Turn left onto Parish Hill and continue for approx. 1 mile. Turn left onto the Close and No 5 is on the right hand side.

Postcode: BA22 7DX

What three words: somebody.personal.boardroom

**Viewing by appointment only.**

## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** G

**Guide Price:** £850,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Multiple

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** Right of way over neighbours driveway for access to 5 The Close

**Flood Risk:** Very low risk from rivers/seas and surface water

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** D

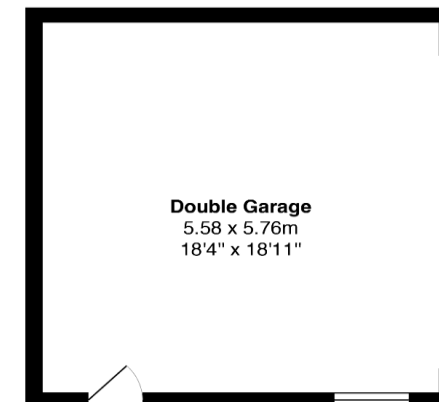
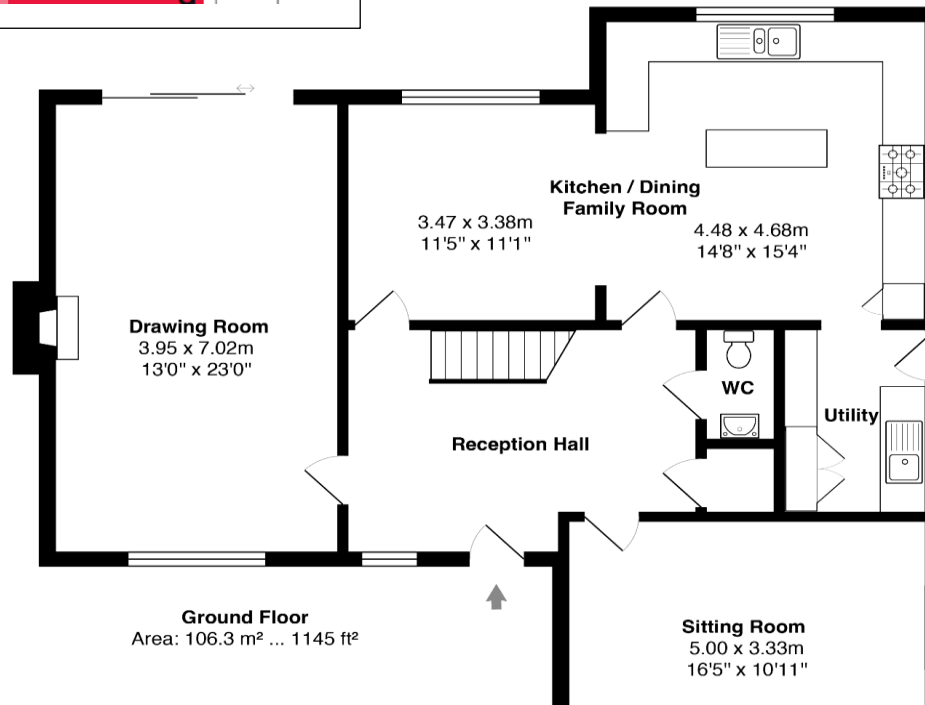
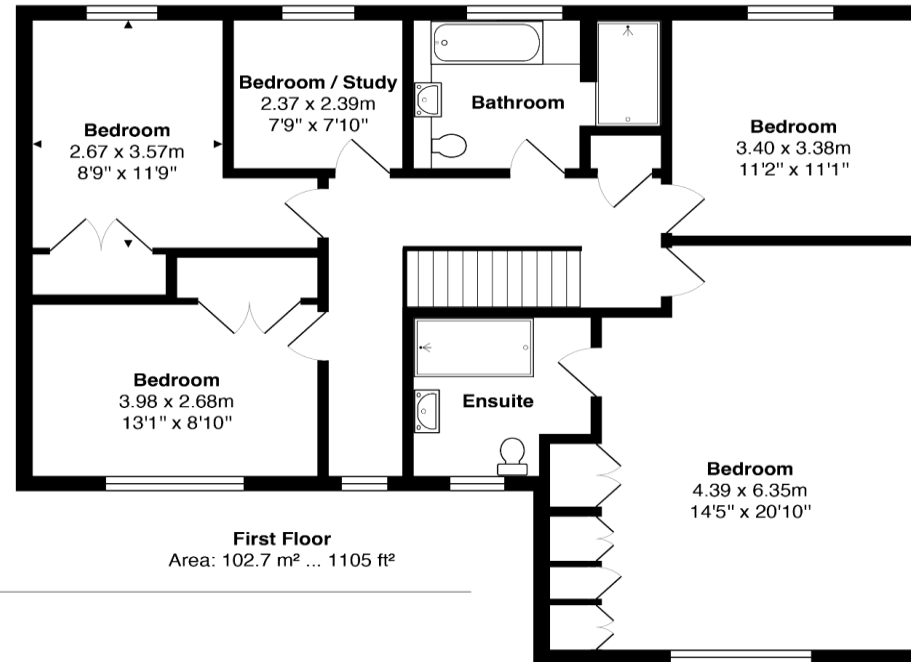
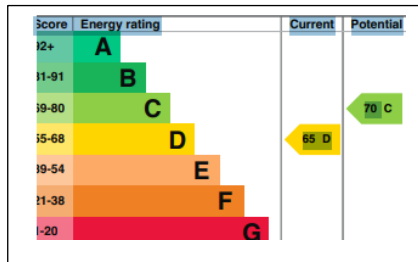
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

# 5 The Close, North Cadbury



Approximate gross internal floor area of main building - 209 m<sup>2</sup> / 2,250 ft<sup>2</sup>





Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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