



**Towers  
Wills**

Town & Country

**Appleacre, Folly Road, Kingsbury Episcopi, Martock, Somerset  
TA12 6BH**

**£650,000**

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Towers Wills are delighted to bring to market this stunning detached family home situated in the desirable village of Kingsbury Episcopi. Renovated by the current owners the property benefits from; ample driveway parking, double garage, large lounge, a stunning kitchen/breakfast room that opens to the dining/sunroom, utility, downstairs WC, four bedrooms with master ensuite and family bathroom. The property comes with a very large rear garden, ideal for those looking to enjoy the great outdoors! Kingsbury Episcopi was crowned 'Somerset Village of the Year 2018' and offers a range of local facilities including a shop with cafe and Post Office, recreation ground, two churches and a primary school in nearby Stembridge.

- \* **Desirable Village Location**
- \* **Immaculately Presented Throughout**
- \* **Detached House**
- \* **Four Bedrooms**
- \* **Master En-suite**
- \* **Large Rear Garden**
- \* **Garages & Workshop**
- \* **Driveway**



EPC Graph TBC



#### **Entrance Hall**

Double glazed door to the front, double glazed window to the side, radiator, under stairs storage, porcelain flooring which continues through to the kitchen and dining area.

#### **Lounge 6.61m x 4.12m – maximum measurements**

Double glazed window to the front, two double glazed windows to the side, two radiators and fireplace with log burner.

#### **Kitchen Area 3.76m x 5.91m – maximum measurements**

Comprising of a range of wall, base and drawer units, work surfacing with porcelain two bowl sink with inset drainer, kitchen island, larder, radiator, double glazed window to the rear, open archway to the dining area/sun room, space for American style fridge freezer, Range style cooker with 7 gas burner hob (LPG gas bottles), electric oven with extractor over, integrated dishwasher and exposed feature brick wall.

#### **Utility 2.03m x 1.89m plus door recess**

Work surfacing with stainless steel one bowl sink drainer, double glazed door to the side, space for washing machine, space for dryer, double glazed window to the front, radiator and door leading to the w.c.

#### **W.C**

Double glazed window to the side, wash hand basin, w.c and LPG gas central heating boiler.



#### **Dining/Sun Room 3.19m x 6.22m – maximum measurements**

Two double glazed skylights to the rear, radiator, double glazed windows to the sides, bi-fold doors to the rear offering views to the garden.

#### **First Floor Landing**

Loft hatch and airing cupboard with water tank.

#### **Family Bathroom**

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the rear, heated towel rail and extractor fan.

#### **Bedroom One 5.30m x 2.88m – maximum measurements**

Double glazed windows to the rear and side, radiator and loft access.

#### **En-suite**

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, heated towel rail and extractor fan.

#### **Bedroom Two 3.19m x 4.15m – maximum measurements**

Double glazed window to the rear, radiator, fitted bedroom storage and drawers including two double wardrobes.

#### **Bedroom Three 3.31m x 3.30m plus door recess – maximum measurements**

Double glazed window to the front, radiator, fitted double wardrobe and storage.



**Bedroom Four 2.31m x .2.56m – maximum measurements**

Double glazed window to the front, radiator and built-in wardrobe.

**Front Garden**

To the front of the property is a lawn area with mature shrubs, and a driveway offering ample off road parking and in turn leads to the double garage at the rear of the property.

**Rear Garden**

The rear garden is largely laid to lawn with mature fruit trees, decking area, power, light, three outside taps including a hot water tap, two single garages with a workshop to the rear and LPG gas tanks for feeding the hob and boiler. The vendor has advised Towers Wills the garden is circa 0.9 acres.

**Garages**

With 'up and over' doors to the front, single glazed door to the workshop and personal door to the rear garden.

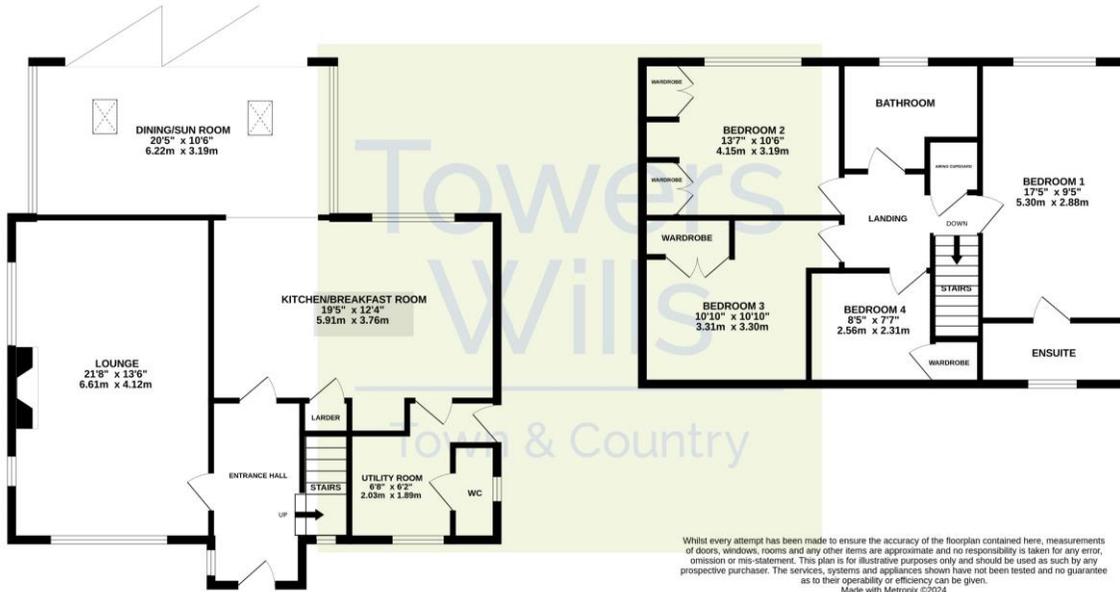
**Workshop**

With power and light, single glazed window to the rear and personal door to the side.

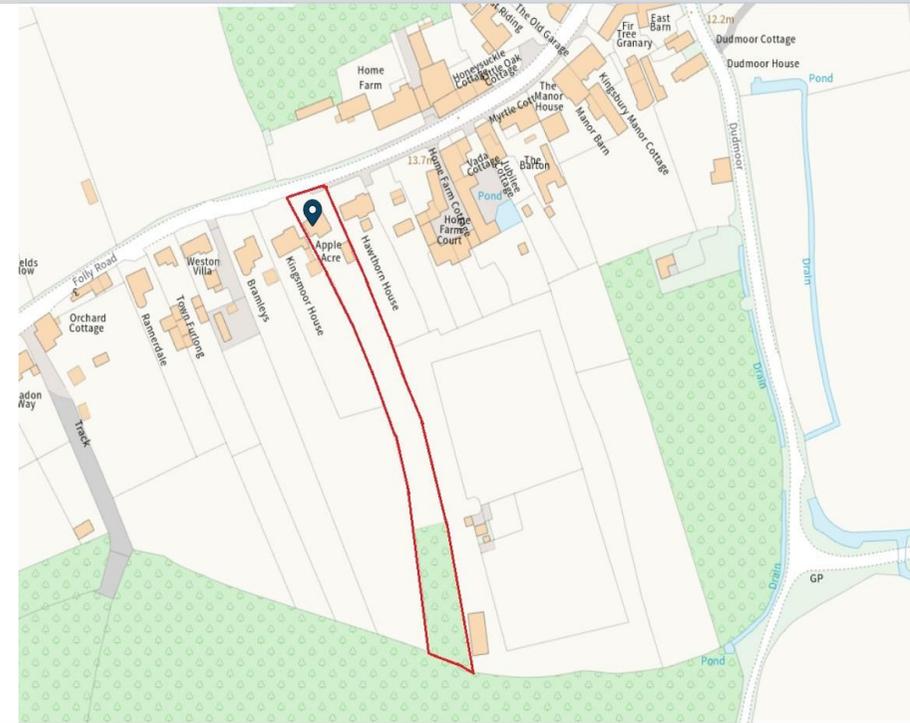


GROUND FLOOR

1ST FLOOR



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