



£595,000

At a glance...



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COUNCIL
TAX

TBC

**holland
& odam**

Biloba
Yeovil
Somerset
BA22 7JT

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton, follow Broad Street into North Street and at the mini roundabout turn right onto Horsemill Lane. At the T junction, turn right onto Lodge Hill/ B3151. Follow the road until you reach the staggered crossroad and turn left onto the A372 towards Podimore. At the roundabout, take the second exit onto A303 and follow to the next roundabout where you will take the third exit onto A359 into Sparkford. Continue along the High Street and follow the road around to the right onto The Avenue. Take the third right into Church Road and third right into Ainstey Drive. Follow the road around to the left and bear right. The property can found on your right hand side.

Services

Mains electricity, water and drainage are connected (sewer wastewater is collected in a chamber and pumped to mains). Heating via air source heat pump.

Local Authority

Somerset Council - 0300 1232224
somerset.gov.uk

Tenure

Freehold
Management Charge £27.94 pcm



Location

Sparkford is a well located village with amenities including a church, village hall, recreation ground and local public house 'Sparkford Inn'. Positioned just off the A303 which links London with the South West, there is a convenient petrol station and shop on the outskirts of the village and nearby are renowned prep schools and public schools including Hazelgrove, Sherborne, Leweston and Millfield.

Insight

Recently completed, attractive new build built from natural stone, situated in a secluded location within the village of Sparkford. Accommodation comprising large entrance hall with WC and utility room, kitchen/ breakfast room, dining room, living room and study. There are four bedrooms, two ensuite shower rooms and a family bathroom. The property offers a laid to lawn garden and patio to the rear and side, detached double carport and parking.

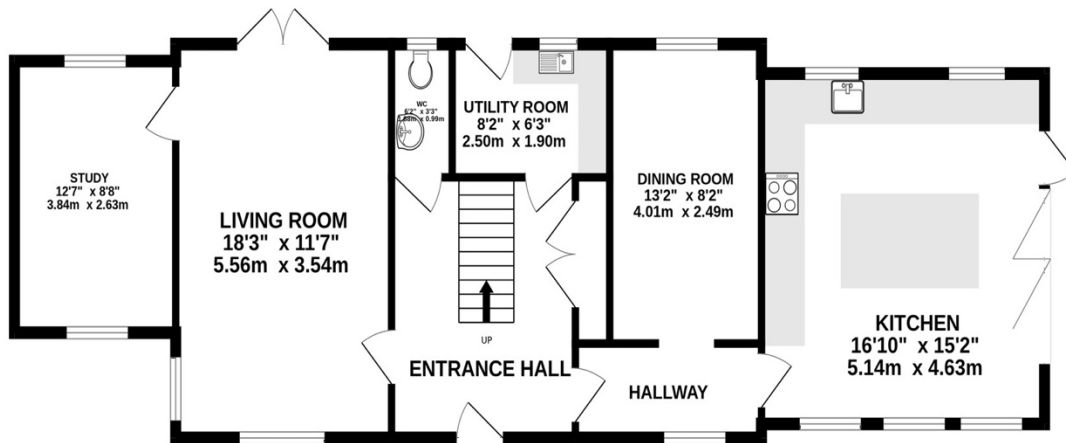
Accommodation...

As you enter the property you are greeted by a large entrance hall with an oak staircase rising to the first floor accommodation. The ground floor predominately features locally quarried, natural stone floors and oak doors throughout. There is a convenient utility room with access to the rear and a separate WC. Leading off the entrance hall is a large dual aspect living room with natural stone fireplace with inset wood burning stove. Continuing of this room is a good size study with windows front and back. An inner hall opens out to provide a dining room and next to this is the bright and airy kitchen/ breakfast room fitted with ample shaker style wall and base units, central island and polished stone worktops, integrated appliances and bifold patio doors. The first floor accommodation offers two bedrooms with shower ensuite, two further bedrooms and a family bathroom.

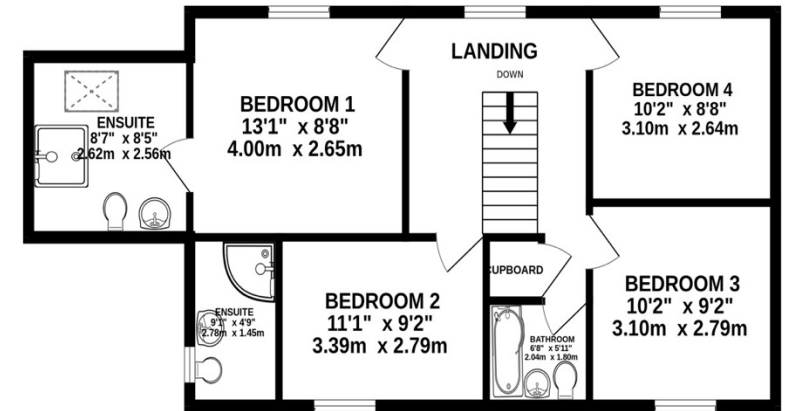
Overlooking a field to the rear and positioned within a select development of properties approached via a sweeping road, this property offers peaceful and private outdoor space comprising enclosed patio and garden to the rear, and a double carport and driveway provide ample parking.



GROUND FLOOR
931 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

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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