



The Old Walled Garden, North Cheriton, BA8 0AL

Guide Price £665,000

COOPER & TANNER
THE ART OF AGENCY

- Beautifully refurbished 1960's detached family home

- Secluded walled gardens

- Gravelled driveway leading to garage

- Light & airy accommodation

- Open plan Kitchen/Dining/Living space

- Sitting Room with open fireplace, Playroom/Study

- 4 Double Bedrooms

- 2 En-Suite shower rooms and family bathroom

- Sought after location

Viewing

Strictly through Cooper & Tanner
on 01963 350327

The Old Walled Garden, North Cheriton, Templecombe, BA8 0AL

DESCRIPTION

Situated within its private walled gardens of approximately 1.3 acre, is this superb 1960's detached family home which over recent months has been extended and sympathetically refurbished to a high standard.

The Old Walled Garden offers light and airy accommodation over two floors and has a sweeping gravelled driveway leading to the ample parking area and garage. There has been a new central heating system installed along with re-wiring and plumbing throughout.



The accommodation briefly comprises Entrance Hall, with tiled flooring and doors leading to the Playroom/Study, Kitchen/Dining/Living space and cloakroom leading off. The real WOW factor of this property is the Kitchen/Dining/Living space with a range of olive green units with wooden worktops over, having French doors leading onto the gardens, oak flooring throughout, being dual aspect to offer light and airy space

and a turning staircase rising to the first floor and a Utility area. The Sitting Room again is dual aspect with French doors leading onto the gardens and enjoys an open fireplace with granite hearth. To the ground floor is also an additional Reception Room which would make an ideal Play Room or Study.

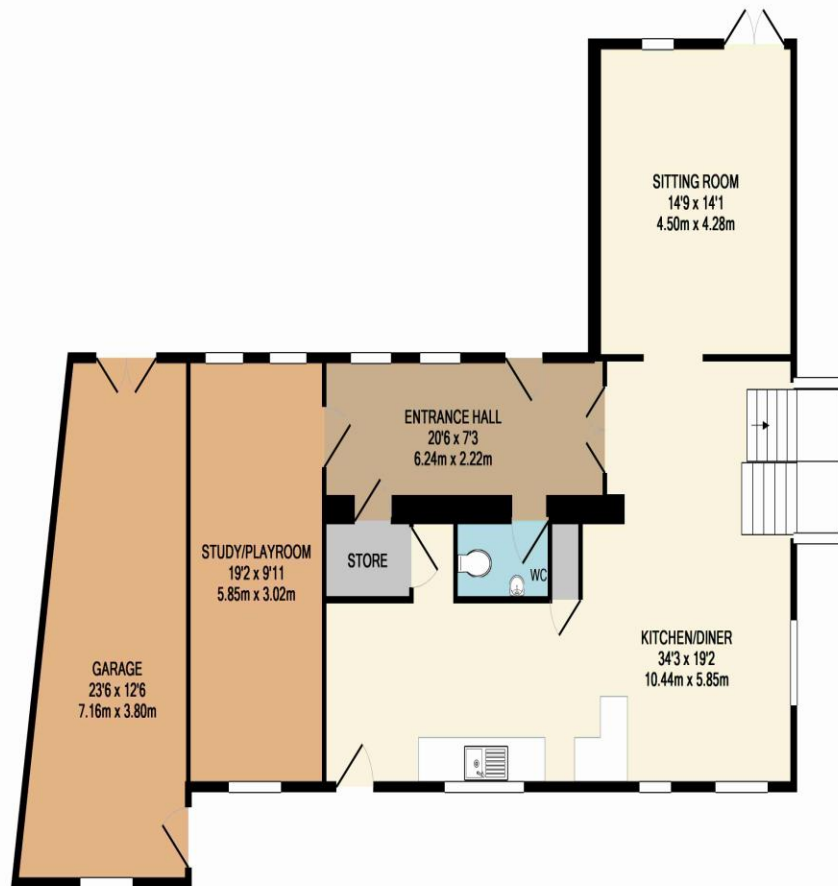
A feature of this property is the turning staircase rising to the first floor landing, with its

glazed atrium on the half landing, giving you a lovely aspect overlooking the gardens. To the first floor there is the Master Bedroom with velux rooflights and an en-suite shower room, Bedroom 2 with fitted wardrobes and an en-suite shower room, 2 further double bedrooms and a spacious family bathroom with separate shower cubicle.

OUTSIDE

The property is approached through double wooden gates onto a gravelled driveway leading to the ample parking area and single garage. Level lawned gardens surround the property which is sat in approximately 1/3 acre, being encompassed by natural stone walling with paved seating areas, mature trees, shrubs and bushes and offers a high degree of privacy. There is a personal door from the garden into the rear of the garage.





TOTAL APPROX. FLOOR AREA 2478 SQ.FT. (230.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Area and Sales Plans

The area and the sale plan have been calculated and produced using Pro map mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.







LOCATION

The village of North Cheriton is situated in a southerly direction from the market town of Castle Cary and is easily accessible for the A303, being a short distance away. Castle Cary is a small market town set in unspoilt countryside. It has many independent businesses including shops, boutiques and galleries. Amenities include Nursery, Primary and Secondary schools, Health Centre, Dental Practice, Library, Banks, Post Office, Delicatessens, Grocery Stores, Greengrocery, Butchers, Newsagent, Chemist, Pubs and Tea Shops. These and more are all within walking distance of the property which is located just 10 minutes from the centre of town. There are large supermarkets a 15 minute drive away and the towns of Frome, Sherborne and Yeovil are close by. The cities of Bath, Bristol, Salisbury and Wells are all within easy driving distance. On the edge of Castle Cary is the railway station with its direct line to London and the A303 is a few miles south.



DIRECTIONS

From Castle Cary proceed on the A371 towards Wincanton. At the Holbrook roundabout proceed straight over and straight over again at the next roundabout onto the A357. After approximately 2 miles take the turning right signposted North Cheriton and the property will be found after a short distance on the right hand side, being identifiable by our for sale board.

LOCAL AUTHORITY

South Somerset District Council, Brympton Way, Yeovil.
Tel: 01935 462462

SERVICES

Mains/Private Drainage, Water, Electricity and BT are all connected.

COUNCIL TAX BAND

F

EPC RATING

D

TENURE

Freehold

VIEWING

Viewing strictly through Cooper & Tanner 01963 350327.

AS Our Ref: 10045 22nd September 2014





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