



Folly Road, Kingsbury Episcopi, Martock, TA12 6BH

welcome to

Folly Road, Kingsbury Episcopi, Martock

A unique and substantial detached family home, set on approx 0.38 of an acre, situated in the charming village of Kingsbury Episcopi. The extended accommodation is presented in immaculate decorative order and offers a wealth of space, versatility and natural light throughout.



Entrance

Double glazed door to the side, opening into:

Entrance Porch

Inset spotlights to the ceiling. Vinyl flooring. Doors opening into the entrance hall and bedroom two.

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to the front. Aerial point. Inset spotlights to the ceiling. Radiator. Door opening into:

En Suite

Plastered and plumbing ready for a suite to be fitted..

Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Solid wood flooring. Radiator.

Living Accommodation

18' 4" max x 17' 5" max (5.59m max x 5.31m max)

A stunning spacious family room offering open plan living. The kitchen area has a double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Integrated ceramic hob with feature cooker hood over. Integrated eye level double oven and separate microwave. Integrated dishwasher. Space for American style fridge/freezer. Aerial point. Inset spotlights to the ceiling. Tiled flooring. The tiled floor continues into the living/dining room space with a wealth of natural light from the panoramic double glazed window to the rear, with beautiful window seat, double glazed bi folding doors to the rear opening to the garden and four sky light windows. Feature log burner. Aerial point. Space for dining table and chairs. Inset spotlights to the ceiling. Underfloor heating. Double doors opening into:

Gym/ Office

17' 7" x 11' 1" (5.36m x 3.38m)

Double glazed windows to the front and side. Feature fireplace. Perfect room for working from home, gym, bedroom or playroom. Radiator.

Snug

10' 6" x 8' 10" (3.20m x 2.69m)

A great additional space with aerial point, inset spotlights to the ceiling.



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Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin inset to vanity unit and WC. Inset spotlights to the ceiling. Radiator.

Utility Room

15' 4" x 9' 7" (4.67m x 2.92m)

A spacious utility room with double glazed French doors to the rear opening to the garden. Double glazed window to the side. A range of fitted wall and base units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine and tumble dryer. Laminate floor. Inset spotlights to the ceiling. Radiator.

First Floor Landing

Double glazed window to the rear. Access to the loft space. Radiator.

Bedroom One

19' 4" x 10' 7" (5.89m x 3.23m)

A beautiful light bedroom with double glazed window to the side and Juliet balcony to the front. Space for free standing furniture. Aerial point. Radiator. Door opening into:

Dressing Room

Double glazed window to the side. Space for free standing furniture. Inset spotlights to the ceiling. Radiator. Door opening into:

En Suite

Double glazed window to the rear. Suite comprising enclosed walk in shower cubicle. Wash hand basin. WC. Shaver point. Extractor fan. Fully tiled. Inset spotlights to the ceiling. Towel radiator.

Bedroom Three

12' 7" x 11' 7" (3.84m x 3.53m)

Double glazed window to the front and additional sky light window. Space for free standing furniture. Inset spotlights to the ceiling. Radiator.

Bedroom Four

11' 9" x 8' 7" (3.58m x 2.62m)

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Radiator.

Bedroom Five

11' 9" x 8' 8" (3.58m x 2.64m)

Double glazed windows to the front and side. Space for free standing furniture. Radiator.

Bedroom Six

10' 8" x 6' 8" (3.25m x 2.03m)

Double glazed window to the front. Radiator.

Family Bathroom

Double glazed windows to the rear. Four piece suite comprising enclosed bath with mixer tap and shower attachment. Enclosed walk in shower cubicle. Wash hand basin. WC. Fully tiled. Storage cupboard. Inset spotlights to the ceiling. Towel radiator.

Store

The store is accessed from a wooden door to the side. Double glazed window to the front. Power and light.

Front Garden

Access via a block paved driveway, leading to the securely gated car port and providing ample off road parking. Block paved side access leading to the rear garden.

Rear Garden

A stunning and extensive enclosed rear garden, laid mainly to lawn with a lovely block paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. To the left of the garden is a garden shed and a further patio area for additional seating and perfect BBQ area. Leading on from the seating area is a good size vegetable plot/allotment with greenhouse. The garden is then separated with a dwarf gate with an additional lawn area and stable style storage and backing onto open countryside.

welcome to

Folly Road, Kingsbury Episcopi, Martock

- Extensive & Extended Detached Family Home
- Six Double Bedrooms with Dressing Room & En Suite to Master
- Spacious & Versatile Accommodation
- Stunning Open Plan Living
- Ample Driveway & Car Port

Tenure: Freehold EPC Rating: D

£850,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO107927 - 0003

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