



Back Street, Ash, Martock

Guide Price
£895,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An exceptional and very spacious detached house nestling in 0.35 acres set in this quiet backwater adjoining fields to the rear.

**Back Street,
Ash, Martock,
TA12 6NY**

- Exceptional Detached Spacious House
- 0.35 Acre Plot Adjoining Fields to the Rear
 - 5 Bedrooms, 2 En Suites
 - En Suite Walk in Dressing Room
 - Dining Room
- Fabulous Kitchen/Family/Day Room
 - Utility & Cloakroom
- Sitting Room, Garden Room
 - Beautiful Gardens
 - Workshop & Parking

Viewing strictly by appointment
Symonds & Sampson
01935 423526





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Directions

From Yeovil, take the A37 Ilchester road. Take the left turn near Johnson Park towards Chilthorne Domer and Tintinhull. Continue through Chilthorne Domer and Tintinhull across the A303 and continue into the village of Ash. Take the second turning right into Back Street and follow for about 200 metres and the property will be found on your left-hand side.



Situation

The property is situated on an elevated plot in the small village of Ash, which has a parish church, pub, pre-school and junior school. Ash has the advantage of a primary school with an 'Outstanding' Ofsted report. Nearby Martock, 2 miles away, offers a wider range of everyday facilities. Yeovil is the commercial centre for the area with excellent shopping and leisure facilities.

The area is also well served by independent schools including Hazelgrove at Sparkford, Sherborne schools and Millfield at Street. There are also very good state schools including Huish Episcopi Science Academy.

Sporting facilities in the area include horse racing at Wincanton, Exeter and Taunton, golf at Long Sutton and water sports on the Dorset coastline. Road links locally are good, with the A303 Exeter to London trunk road being within very easy reach, while the M5 (J25) can be found at Taunton. Yeovil Junction has a direct rail link to London (Waterloo), while Castle Cary has a direct line to London (Paddington).

Services

Mains water, electricity, drainage and gas. Gas-fired central heating via radiators.

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Outside

To the front of the property is a long tarmac driveway with lawns either side together with mature trees and shrubs. This leads to a parking/turning area. Access to the rear garden. To the left hand side there is a personal door leading to the ATTACHED/INTEGRAL WORKSHOP, insulated and power installed with potential to convert into a home office if required.

The rear garden is a sheer delight, comprising of a generous paved terrace ideal for alfresco dining, together with a raised retaining pond and waterfall, extensive lawned

garden with a morass of planted trees, garden shed, utility area, shrubs and flower beds and borders providing a beautiful garden. The garden backs onto open farmland with lovely views. All in all the plot extends to 0.35 acre.

There is a EV Ohme Home Pro charging unit, a recycling storage area with sensor lighting. The house is also fully alarmed.

Agents Notes

The property has been meticulously looked after by the current owners with many added features including: Underfloor heating in the dining room and kitchen/family/dining room, solid oak bespoke fitted kitchen, Caple flush fitting extractor fully vented to the outside, Fisher Paykel fridge freezer, Franke boiling water tap, Liebherr wine fridge and hard wiring for a smart tv. There is solid oak flooring to the hall and sitting room together with a Clear VU wood burner, In the garden room is an electric log effect fire with multi phase effects. All Velux windows in the kitchen dining room and main bedroom are electric with rain sensor and electric blinds.





All bedrooms have fitted wardrobes, all bathrooms have Utopia fitted cabinetry, the main bedroom is en suite and has underfloor heating together with rainfall digital shower. Other features include a pressurised hot water system, main loft is fully insulated and the front porch has under seat storage.

Planning Application History

Please see the link below to view any past/present planning applications for this postcode:
<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



Back Street, Ash, Martock

Approximate Area = 2770 sq ft / 257.3 sq m

Outbuilding = 186 sq ft / 17.2 sq m

Total = 2956 sq ft / 274.5 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Symonds & Sampson. REF: 1036076



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