



9 Falkland Court, Watts Quarry Lane, Somerton

A wonderful opportunity to acquire this spacious conversion offering very flexible accommodation set in this unique development surrounded by countryside.

Guide Price
£725,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

9 Falkland Court, Watts Quarry Lane, Somerton, TA11 7JD

- Newly Converted Home
 - Reception Hall
 - Sitting/Dining Kitchen
 - 5 Bedrooms
 - 3 Bathrooms
 - Study
 - Cloakroom
 - Spacious Landing
- Automatic Gated Entrance, Parking & Car Port
 - Gardens

Viewing strictly by appointment
Symonds & Sampson
01935 423526





Plot 9, Falkland Court is a 4/5 bedroom home comprising of a lounge/kitchen/dining room and located off the kitchen is a utility. The ground floor also comprises an office/study, WC and two bedrooms which can be used as a snug. Stairs from the entrance hall lead to the first-floor landing, leading to a superb master bedroom with a generous en-suite and dressing room, two further bedrooms and a family bathroom. The home is also complete with parking and a car port.

Set in an elevated position just outside of the ever-popular Somerset town of Somerton, Falkland Court is a unique development of just nine luxury homes, surrounded by countryside, on the former site of the Somerton Radio Station. Comprising a selection of conversions and new-build homes, the design of the development is sympathetic to the surroundings and the site's historical past as a key part of the UK's maritime communication system.

Mainly constructed of local lias stone, each of the properties at Falkland Court has been designed with modern living in mind, whilst emphasising a number of attractive original

features. Located under two miles from Somerton's historic centre, Falkland Court is easily accessible to the wider network with great road connections via the A303 and A37, and rail links at Castle Cary and Yeovil. Somerton, the Ancient Capital of Wessex is now a fantastic town, bustling with pubs, eateries and independent shops. Somerton also has a range of everyday amenities including shops, a school, a recreation field with tennis courts & football/rugby pitches, public houses, bank, post office, library, optician, vet, doctor/dentist surgeries and churches. See www.somerton.co.uk for more information.

*A monthly service charge of £50 per property is payable for the upkeep of communal areas, car charger, insurance and drainage treatment plant.

Services

Mains water,, electricity. Biodigester drainage. Air Source Heat Pump heating system. Underfloor heating to ground floor.

Mobile signal/coverage - Available both indoors and

outside.

The average download speed of the fastest package at this postcode 945Mb provided by Onestream

Directions

what 3 words: ///fills.squabbles.alarm



Watts Quarry Lane, Somerton

Approximate Area = 1980 sq ft / 183.9 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Total = 2105 sq ft / 195.5 sq m

For identification only - Not to scale



Denotes restricted head height



YEO/SH/15/02/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1083635



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