



**3, 4 and 5 Falkland Court, Watts Quarry Lane, Somerton**

	Guide Price
No. 3	£775,000
No. 4	£750,000
No. 5	£775,000
	Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



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

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

- Newly Built
- Extensive Views
- Car Port & Parking
  - 4 Bedrooms
- Ground Floor Bedroom En Suite & Walk In Wardrobe
  - Sitting Room, Kitchen
    - Study
    - Utility
    - Cloakroom
- Automatic Gated Entrance

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





Plot 3, 4 & 5, Falkland Court are beautiful 4 bedroom new-build homes, with a light and spacious entrance hallway, laid to herringbone flooring with stairs leading to the first floor. On the ground floor, there is a double bedroom with an ensuite, reception room, WC and utility room. The rear of the house provides a stunning open-plan lounge/kitchen/dining room, beautifully finished and complete with sliding doors to the rear leading to the garden.

The first floor offers a remarkable master bedroom with a generous ensuite, dressing room and a balcony offering uninterrupted countryside views, two further bedrooms and a family bathroom complete with bath and shower, finished to a superb standard. The home is also complete with a single car-port along with two further parking spaces and an attractive, low maintenance rear garden with a patio area along the rear of the house.





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](http://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

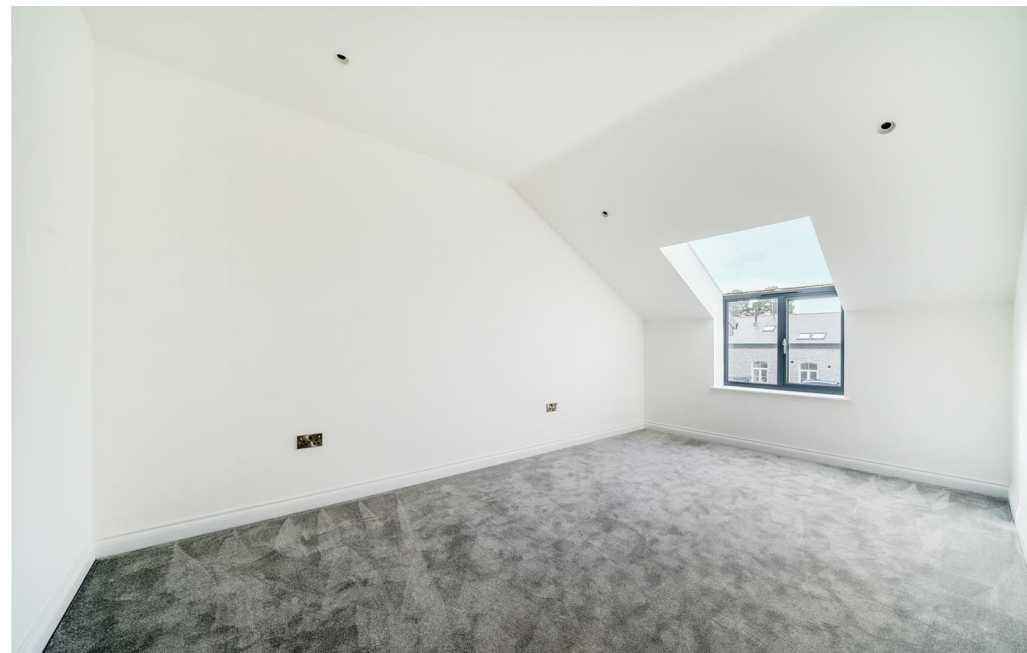
Mains water,, electricity. Biodigestor drainage.  
Air Source Heat Pump heating system.  
Underfloor heating to ground floor.

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



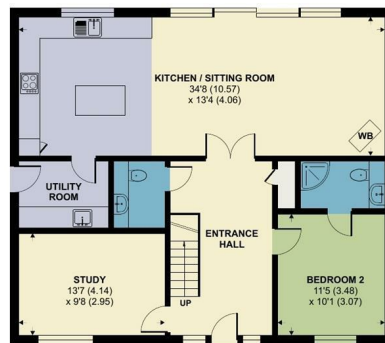
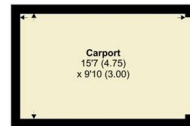


### No. 3

### Watts Quarry Lane, Somerton

Approximate Area = 1966 sq ft / 182.6 sq m (excludes carport / void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ritchecom 2024. Produced for Symonds & Sampson. REF: 1083624



# No. 4

## Watts Quarry Lane, Somerton

Approximate Area = 1996 sq ft / 185.4 sq m (excludes carport & void)

For identification only - Not to scale



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# No. 5

## Watts Quarry Lane, Somerton

Approximate Area = 2016 sq ft / 187.3 sq m (excludes carport / void)

For identification only - Not to scale



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YEO/SH/16/02/2024



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