



Bragg Croft



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Marston Magna, Yeovil, Somerset, BA22 8DH

A303 2.75 miles. Sherborne and Yeovil 5 miles. Castle Cary 7 miles.

NO ONWARD CHAIN. A versatile six bedroom family home situated on the outskirts of this sought after village with adjoining paddock and stables in all approximately 3.25 acres. EPC Band E

- Edge of Village Location
- Kitchen & Utility
- 2nd Floor One Bedroom Flat
- Outbuildings & Paddock
- Council Tax Band G
- Four Reception Rooms
- Five Bedrooms & Three Bathrooms
- Double Garage & Gardens
- Approx. 3.25 acres currently used as a 9-Hole Golf Course
- Freehold

Guide Price £925,000

SITUATION

Bragg Croft is situated on the outskirts of the sought after village of Marston Magna which lies on the south Somerset/Dorset borders and offers local facilities which include a public house, parish church and village hall. A wider range of amenities are available at Queen Camel, 1 ½ miles to the north. Sherborne is within 5 miles with its historic abbey and various shopping and well know schools. For day-to-day amenities Yeovil is also within 5 miles where an excellent range of shopping, recreational and scholastic facilities can be found, along with a college and district hospital. There are mainline railway stations at Sherborne, Yeovil and Castle Cary.

DESCRIPTION

Bragg Croft comprises a deceptively spacious and recently extended six bedroom detached residence, situated on the outskirts of the village. It is constructed principally of local stone contained beneath a slate roof. The accommodation is spacious and versatile with potential for a one bedroom annexe within the two storey extension and a one bedroom flat on the second floor. The remaining accommodation includes four reception rooms, well fitted kitchen and utility and cloakroom, on the ground floor. On the first floor are four further bedrooms, one with an en suite, together with a family bathroom. Outside are attractive gardens and grounds, together with extensive parking and a detached double garage. There are attractive gardens to rear adjoining the paddock together with a range of versatile outbuildings suitable for equestrian use and a most productive kitchen garden with poly-tunnel.



ACCOMMODATION

Covered entrance porch with door leading to hallway, doors to the kitchen, living room and utility room, comprising sink, space for washing machine and useful larder cupboard, together with adjoining cloakroom with low level WC. The living room enjoys views from three aspects including patio doors to garden with Oak flooring, spiral staircase leading to a landing area with window to front and large double bedroom with views from two aspects and a superb en suite bathroom with roll top bath, large walk in shower, low level WC and pedestal wash hand basin.

The kitchen is extensively fitted and comprises Belfast sink with granite worktops with cupboards under, recessed oil fired Rayburn, Miele induction hob and Bosch double oven and grill. Dishwasher, tiled flooring and views from two aspects. The adjoining dining room has a recessed log burner with beam over, tiled flooring, door to rear hall and bay window with glazed door leading through to the superb family room which enjoys views from three aspects including three pairs of glazed French doors to the garden and two glazed roof lanterns. Oak flooring throughout and wonderful views of the garden. Leading off is the tiled rear hall with stairs rising to the first floor, door to side and door to the sitting room with views from three aspects and a recessed log burner.

Landing with airing cupboard housing the pressurised hot water cylinder and staircase rising to the second floor. Family bathroom comprising tiled bath with shower attachment, corner shower cubicle, low level WC and pedestal wash hand basin. Bedroom three with views from two aspects. Bedroom four with view to front. Bedroom two with views from two aspects and en suite shower room comprising low level WC, tiled shower cubicle and pedestal wash hand basin. Bedroom five with view to rear.

On the second floor is a one bedroom self contained flat comprising landing area with velux roof light. Bathroom with tiled bath with shower over, vanity unit with inset basin, low level WC and tiled bath with shower over, vanity unit with inset basin, low level WC and velux roof light. Kitchen/living room with vaulted ceiling, exposed beams, two velux roof lights and Oak flooring, together with eaves storage. The kitchen area with ceramic hob, electric oven, grill and sink unit with adjoining worktops and cupboards under. Bedroom six with views from two aspects.

OUTSIDE

The property is approached over a gravelled driveway providing ample parking and turning, along with access to the detached double garage, approached through two pairs of timber doors and is connected with power and light, fitted workbench, personal door to side and two windows. To the front of the property is a lawn protected by a low stone wall. To the rear of the property are attractive lawned gardens with a large paved sun terrace and oil tank. Laurel hedging, paved pathway leading to a gazebo and a fine selection of trees. Adjoining is the paddock protected by a stock proof fence, together with versatile outbuilding suitable for stabling and general storage set beneath a box profile roof with overhang. The building is connected with power, light and water. Adjoining is the kitchen garden with poly-tunnel measuring approx 45ft x 18ft. In total the land extends to approximately 3.25 acres currently used as a 9-hole golf course.

SERVICES

Mains Electricity and water. Oil fired central heating
Mobile Available : EE THREE, VODAPHONE and O2 (ofcom)
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps Gigabit above 1000 Mbps (ofcom)

VIEWINGS

Strictly by appointment through the vendor's selling agent Stags, Yeovil Office. Telephone 01935 475000.

DIRECTIONS

From the centre of Yeovil at the hospital roundabout head north to the next roundabout taking the 3rd exit to Mudford. Stay on this road and after approximately 5 miles having passed through Mudford, Marston Magna will be found. Continue through the village, turning sharp right, past the Church then take the next turning on the right hand side into Rimpton Road. Bragg Croft will be found after approximately 200m on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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