



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.

This versatile six-bedroom family home enjoying a rural village position, in what is a desirable and highly sought-after location, benefitting from an adjoining outbuilding and paddock, offering a total of around 3.25 acres—perfect for countryside living. 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

ChatGPT said:

Bragg Croft is a deceptively spacious and recently extended six-bedroom detached residence, peacefully situated on the outskirts of the village. Constructed principally of local stone beneath a slate roof, the property offers generous and versatile accommodation, including potential for a one-bedroom annexe within the two-storey extension and a self-contained one-bedroom flat on the second floor. The ground floor features four reception rooms, a well-fitted kitchen, utility room and cloakroom, while the first floor provides four further bedrooms, one with an en suite, together with a family bathroom. Outside, the house is complemented by attractive gardens and extensive grounds, ample parking and a detached double garage. To the rear, the gardens adjoin a paddock and include a range of versatile outbuildings suitable for equestrian use, as well as a highly productive kitchen garden with a substantial poly-tunnel.



ACCOMMODATION

A covered entrance porch opens to the hallway, with doors leading to the kitchen, living room and utility room. The utility is fitted with a sink, space for a washing machine, a useful larder cupboard and an adjoining cloakroom with low-level WC. The living room enjoys light and views from three aspects and features patio doors to the garden, oak flooring and a spiral staircase rising to a first-floor landing. From here, a large double bedroom offers dual-aspect views and a superb en suite bathroom with a roll-top bath, large walk-in shower, low-level WC and pedestal wash hand basin.

The kitchen is extensively fitted and includes a Belfast sink set in granite worktops with cupboards beneath, a recessed oil-fired Rayburn, Miele induction hob and Bosch double oven and grill, along with a dishwasher, tiled flooring and attractive views from two aspects. Adjoining the kitchen, the dining room features a recessed log burner with a beam over, tiled flooring and a bay window with a glazed door leading to the family room. This superb space enjoys views from three aspects, three pairs of glazed French doors to the garden and two glazed roof lanterns. With oak flooring throughout, it offers wonderful garden views and an abundance of natural light. A tiled rear hall provides access to the garden and leads to the sitting room, which enjoys triple-aspect views and a recessed log burner. Stairs rise from the rear hall to the main first-floor landing.

The landing includes an airing cupboard housing the pressurised hot water cylinder and a staircase rising to the second floor. The family bathroom is fitted with a tiled bath with shower attachment, a corner shower cubicle, low-level WC and pedestal wash hand basin. Bedroom Two has dual-aspect views and an en suite shower room with low-level WC, tiled shower cubicle and pedestal wash hand basin. Bedroom Three also enjoys dual-aspect views, while Bedroom Four faces the front and Bedroom Five overlooks the rear.

On the second floor is a self-contained one-bedroom flat, ideal for guests or independent living. A landing with Velux roof light leads to a bathroom with a tiled bath and shower over, vanity unit with inset basin, low-level WC and Velux roof light. The kitchen/living room features a vaulted ceiling with exposed beams, oak flooring, two Velux roof lights and eaves storage. The kitchen area includes a ceramic hob, electric oven, grill, sink unit and adjoining worktops with cupboards beneath, and the bedroom enjoys views from two aspects.

OUTSIDE

The property is approached over a gravelled driveway providing ample parking and turning space, together with access to a detached double garage, entered through two pairs of timber doors and connected with power and light. The garage is fitted with a workbench and includes a personal side door and two windows. To the front of the house lies a neat lawn enclosed by a low stone wall, while to the rear are attractive lawned gardens featuring a large paved sun terrace, an oil tank, laurel hedging, and a paved pathway leading to a gazebo, all enhanced by a fine selection of trees. Beyond the garden lies the paddock, secured by stock-proof fencing and accompanied by a versatile outbuilding suitable for stabling or general storage, set beneath a box-profile roof with an overhang and supplied with power, light and water. Adjacent to this is the kitchen garden, complete with a substantial poly-tunnel measuring approximately 45ft by 18ft. In total, the land extends to around 3.25 acres and is currently laid out as a nine-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)
Flood risk status : Medium Risk (environment agency)

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.

AGENTS NOTE



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		77
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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