



Purdue Place
Closworth



This beautifully renovated and immaculately presented family home is set on a generous plot in the small village of Closworth. Surrounded by stunning open countryside that stretches for miles, the home offers a perfect blend of modern comfort and semi-rural tranquility. Accommodation includes a large open-plan kitchen/dining/sitting room, utility room, sun room, three bedrooms – with the principal room benefitting from an en-suite, and family bathroom. Externally, the home enjoys a good-size rear garden with breathtaking views of the surrounding landscape, a garage and impressive gated driveway providing off-road parking for many cars. EPC rating E.

Closworth is a small, quiet village and civil parish in Somerset, located about 5 miles south of Yeovil and approximately 16.5 miles from Dorchester. Nestled in the rolling countryside near the Dorset border, it has a notably small population and a peaceful, rural atmosphere. With roots going back to the Domesday Book, Closworth also boasts a 13th-century parish church.



The entrance to the property begins with a welcoming front porch, leading into a spacious hallway laid with elegant German limestone flooring. This flooring continues seamlessly into the open-plan kitchen and living areas.

The open-plan kitchen and living space forms the heart of the home. The kitchen is fitted with a range of wall and base units, topped with solid Mirostone work surfaces and matching splashbacks. An inset sink with drainer is equipped with a mixer tap offering filtered and boiling water options. Integrated appliances include two electric Neff ovens with warming drawers, fridge-freezer, additional fridge, dishwasher, and a five-ring induction hob with extractor hood above. A breakfast bar provides informal seating, while there is ample space for a large dining table and chairs—perfect for entertaining. The living area is equally impressive, featuring a stunning sandstone-clad feature wall with a central fireplace. The inset multi-fuel stove is framed by elegant herringbone-style sandstone tiles. French doors open into the sun room, adding further living accommodation to the property, with the advantage of a wonderful outlook and direct access onto the rear garden. A separate utility room provides a further sink and drainer, dishwasher and space for other appliances.

All three bedrooms are double in size, whilst bedroom one also benefits from a modern en-suite shower room. A family bathroom serves the two other bedrooms and has been tastefully fitted with a suite comprising a free-standing bath, walk-in shower, WC and wash hand basin. The room is complete with limestone flooring.



Outside:

Externally, the home enjoys a beautifully landscaped, reasonably low-maintenance, rear garden, with far-reaching views. A generous limestone patio extends the full width of the property, perfect for outdoor dining or relaxation, leading onto an expansive lawn. The single garage has a mezzanine level with a door leading to a storage space situated over the utility room. A Gated drive to the front of the home provides plenty of off-road parking.

Services:

Mains electricity and water are connected. LPG fired central heating and drainage via a septic tank. A septic tank inspection was carried out on 25th June 2024 confirming the tank conforms with General Binding Rules of the Environment Agency.

Local Authorities:

Somerset Council
Council Offices
Brympton Way
Yeovil
BA20 2HT

The council tax band is E.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Agents Notes:

Planning permission has been granted for a loft conversion, rear extension, and a series of alterations. Works have started with the construction of a new garage, conversion of the existing garage into a utility room and installation of a mezzanine floor above the existing garage.

