

# LODESTONE



*The Fairway, South Horrington*





# The Fairway, South Horrington

BA5 3FP

Guide Price: £885,000

4   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- High specification new build property
- Solar panels and air source heat pump
- Far reaching countryside views
- Light spacious accommodation
- Double aspect open plan kitchen dining area
- Home office
- Separate utility room
- Double garage
- No chain





Just outside the small Somerset city of Wells and with amazing countryside views; The Fairway has been beautifully crafted to a high specification internally and externally. A combination of fine materials have been incorporated including Mendip stone and Siberian Larch cladding externally, with oak and limestone having been used internally. This newly built property comes with eco-friendly credentials and the opportunity to be involved in the choice of your own kitchen.

Occupying an elevated position in the Wells village of South Horrington this very attractive and impressive property will have wide appeal to families and to those looking for an easy to manage home that is economical to run and a stone's throw from the beautiful and sought after destination of Wells.

On entering the hallway there is an immediate and very welcome feeling of light and space with limestone flooring and a beautiful oak staircase setting the tone for the quality of the finish. The Fairway has a spacious kitchen dining room that lies off to the right and sitting room off to the left. Both these rooms span the depth of the property at either end and are double aspect with windows out to the front of the property and doors that open onto the south facing terrace which overlooks the stunning vista of Wells golf course.

The practicalities are catered for with a separate utility room that has a door to outside and for those times that some peace and quiet is needed, the separate study/home office is the perfect place to tuck yourself away. Underfloor heating runs throughout the ground floor optimised by the limestone flooring that switches to engineered oak boards in the sitting room. Returning to the entrance hallway there is a downstairs WC conveniently placed.

Luxuriously carpeted stairs rise to the first floor where a stunning floor to ceiling window and expansive landing area offer the potential for a further workspace or library area.

A master bedroom with en-suite shower room is joined by three further double bedrooms all with fitted wardrobes, family bathroom and a linen storage cupboard.





The accommodation configuration of The Wicket is a mirror image of The Fairway with the kitchen dining room lying to the left and sitting room to the right.

Both these stunning properties are fitted with air source heat pumps and solar panels and they feature smart aluminium double glazed windows.

#### **Outside**

The approach brings you via a tarmac driveway to the front of the properties where a smart gravelled border sets off the beautiful stonework. To the front, The Fairway overlooks Wells and Horrington cricket ground and Wells golf course to the rear. The Fairway sits within a generous plot which presents a great opportunity for the new owners to make their own mark. A separate double garage completes what is on offer at the Fairway.

#### **Situation**

Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors' surgeries, dentist, a selection of primary schools and the excellent Blue School and Wells Cathedral School. The High Street is vibrant with a small selection of chain stores such as Boots and Waterstones, plus a variety of independent shops, restaurants and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and Lidl. At the very heart of the city is the stunning mediaeval Cathedral with its Chapter House and adjacent Vicars Close: the oldest street of houses in Europe still used for the purpose for which they were built. The Bishop of Bath & Wells still lives in the adjacent Bishops Palace, the finest of its type in England with its spectacular moat and gardens.

The Market Place offers a superb cafe culture when the weather is fine, with tables and chairs set out amongst the fabulous architecture and historic buildings. Wells is fast becoming the South West's go-to place for festivals with its annual food, literary, contemporary art, garden, comedy and theatre festivals. There are regular live-music events in both the Cathedral and Cedars Hall, the auditorium of the famous Wells Cathedral School.



There are regular shows in Wells Little Theatre and a multi-screen cinema.

Other local attractions and amenities include the well-known Bath and West Show Ground just a few miles away, home to the annual Bath and West County Show and many other exhibitions as well as regular antiques markets.

Golfers have a wide choice of golf clubs; Wells Golf Club, Mendip Golf Club with its amazing views, Wedmore Golf Club and for those seeking a real challenge, Burnham on Sea Golf Club. Sailing and fishing can be found on the Chew Valley and Blagdon Lakes.

A minor injuries unit is close at hand being situated at Shepton Mallet Community hospital or West Mendip Hospital.

The cities of Bath and Bristol are within commuting distance and there is a main line railway station at Castle Cary (13 miles away) with direct links to London Paddington, journey time 1hr 40 mins. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.

### **Schools**

There are excellent state and independent schools in the area including several very good primary schools in Wells and in nearby Horrington. There is also the extremely sought after Wells Blue secondary school, plus Wells Cathedral School - prep and senior. The property is also well-positioned for Millfield Prep and Senior schools, Downside School and All Hallows Preparatory School. The Tree House Day Nursery for pre-schoolers is adjacent to the new development.

### **Directions**

Postcode: BA5 3FP

On the Frome Road heading from Wells turn left into Gilbert Scott Road and then left into School Lane.

What3Words: ///piglet.unsigned.choppy

**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** TBC

**Guide Price:** £885,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains with solar panels

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Double garage with parking

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** There will be a new Title for this property. We recommend that you review the Title with your Solicitor.

**Rights and Easements:** There will be a new Title for this property. We recommend that you review the Title with your Solicitor.

**Flood Risk:** The property has not flooded since it has been built and according to the Environment Agency's website, the property is in an area of very low risk of flooding from Rivers or Sea and surface water flooding.

**Coastal Erosion Risk:** N/A

**Planning Permission:** The property sits within a conservation area. We are not aware of any pending planning permissions in the close vicinity.

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

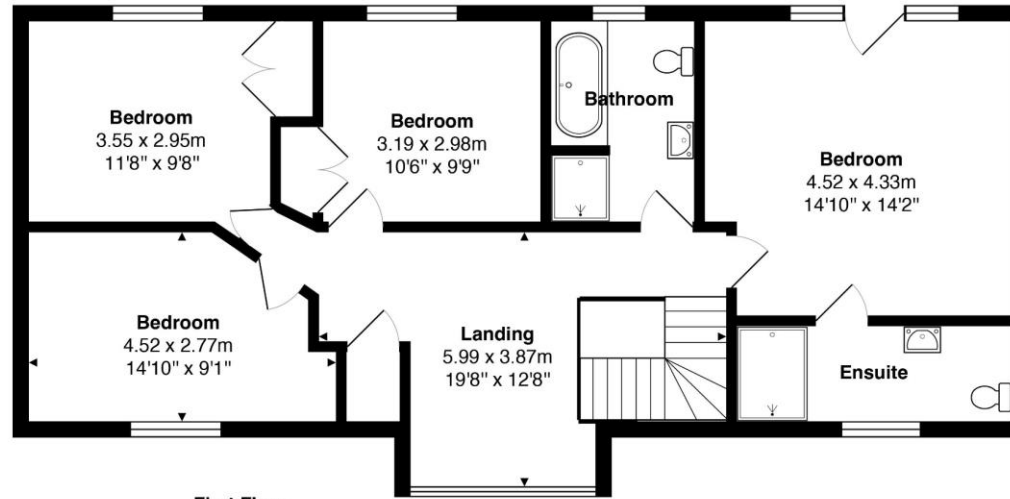
**Energy Performance Certificate:** TBC

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

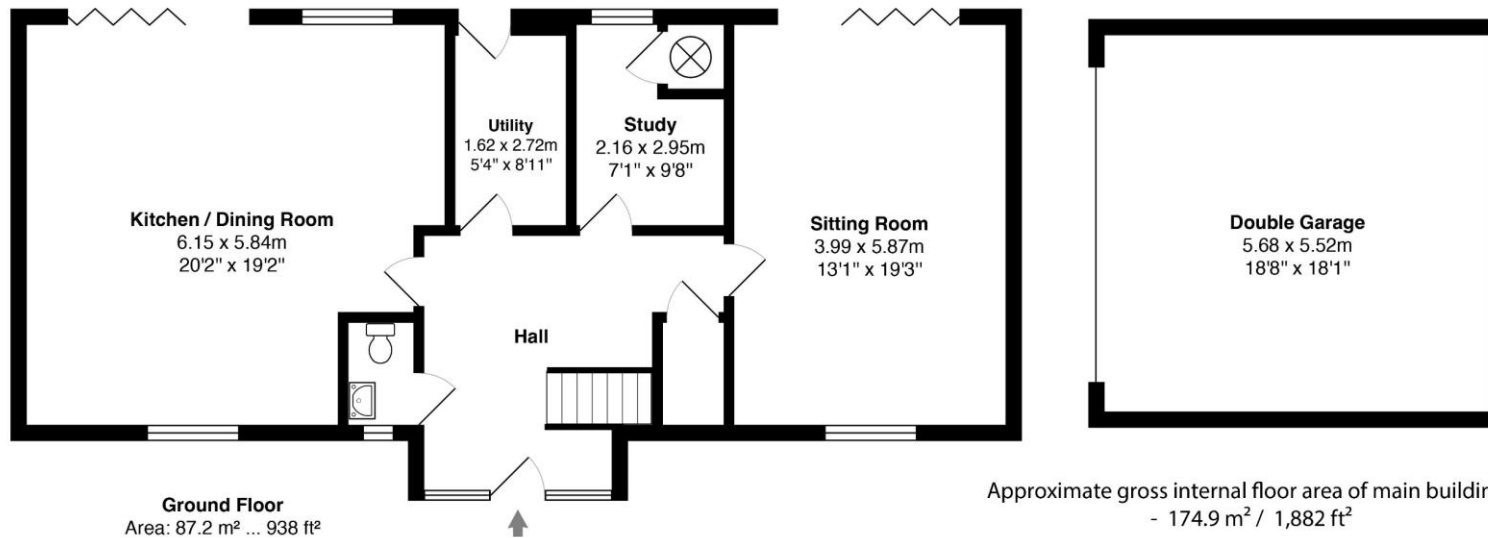
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



# The Fairway, South Horrington



**First Floor**  
Area: 87.7 m<sup>2</sup> ... 944 ft<sup>2</sup>



**Ground Floor**  
Area: 87.2 m<sup>2</sup> ... 938 ft<sup>2</sup>

Approximate gross internal floor area of main building  
- 174.9 m<sup>2</sup> / 1,882 ft<sup>2</sup>

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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