

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



8 COOMBE CLOSE, CASTLE CARY BA7 7HJ







An extremely spacious and most appealing five bedroom family home in a sought after cul-de-sac location just a minutes walk from Castle Cary High Street.

8 Coombe Close has light and airy accommodation including a porch, entrance hall, sitting room, kitchen breakfast room, dining room, snug, conservatory, study, ground floor shower room, five bedrooms, one en-suite and a family bathroom.

There is an expansive parking area at the front of the property, an integral garage, and a well landscaped, private garden to the rear.

Offers are invited in the region of £675,000.

#### **About the area**

*Castle Cary is described by Sir Nikolaus Pevsner, the eminent architectural historian, as Somerset's prettiest town, set in beautiful unspoilt countryside. The town is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. These shops cater for most everyday needs whilst Shaftesbury, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are in easy driving distance.*

*"The Newt in Somerset" just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate, there are a Hotel & Spa, Farm shop, restaurants and house & garden shop.*

*On the outskirts of Castle Cary is the railway station with its direct line to Paddington and the A303 Road link is a few miles south. There are excellent state schools in the area - Ansford Academy boasts excellent exam grades and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove and Port Regis.*









### **Accommodation**

8 Coombe Close stands prominently within the cul-de-sac enjoying an extremely convenient location ideal for a family. The playing fields, high street, schools and railway station are all within easy walking distance.

The front door enters the porch where there is room to store coats and boots, and a glazed door opens into the spacious and welcoming entrance hall. To the left hand side of the hall there is the sitting room which is an expansive living space spanning nearly 22 feet which then extends into the conservatory in an open plan style. There is a gas fire within the sitting room and off the room to the side there is a doorway leading into the study.

At the back of the house there is the kitchen which enjoys french doors leading out to the garden. The room is large enough to accommodate a breakfast table and there are plenty of units with integral appliances including a ringmaster cooker, dishwasher; and theres room for a fridge freezer too.

Double doors lead off the kitchen into the dining room which has wood-effect flooring and an opening into the snug area at the front.

Also on the ground floor there is a shower room and a boiler cupboard.

Upstairs there are five bedrooms, one of which being the impressive master bedroom which has an en-suite shower room and a walk-in wardrobe plus additional built-in storage. There are three further double bedrooms, all of which having built-in wardrobes. The family bathroom enjoys a roll top bath, basin and w/c.

### **Outside**

There is a large parking area in front of the house which is fit to park several vehicles. In addition there is an integral garage which has an up-and-over door and a door leading back into the house.

At the back of the house there is a well established, landscaped garden with a lawn, deep flower borders and a large paved seating terrace with a summer house, and hot tub which could be included by further negotiation.









### Planning

There is planning permission for a single storey extension to the rear. Planning Ref: 22/02739/HOU

### Services

Mains gas, water, drainage and electricity.

Tenure: Freehold

Energy Performance Rating: D

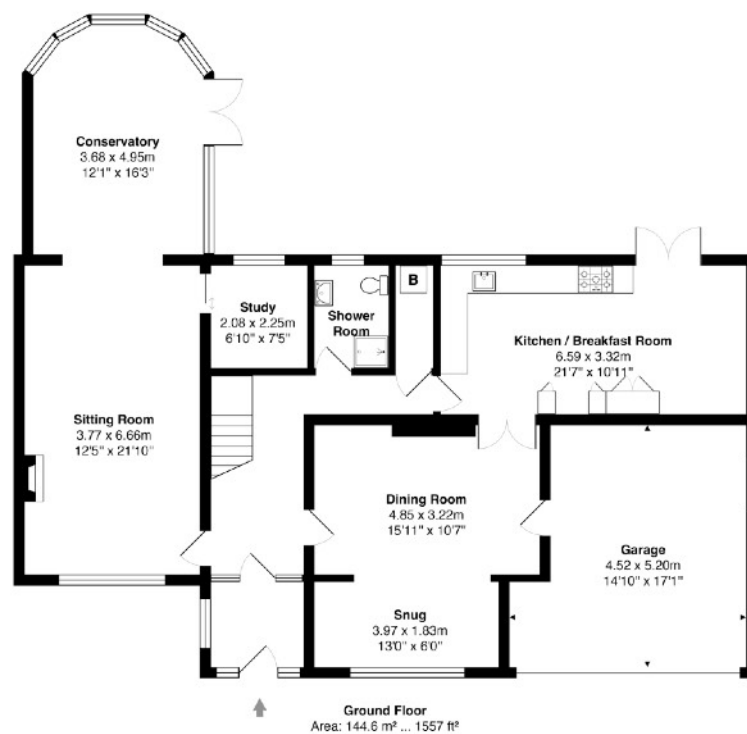
Council Tax Band: E

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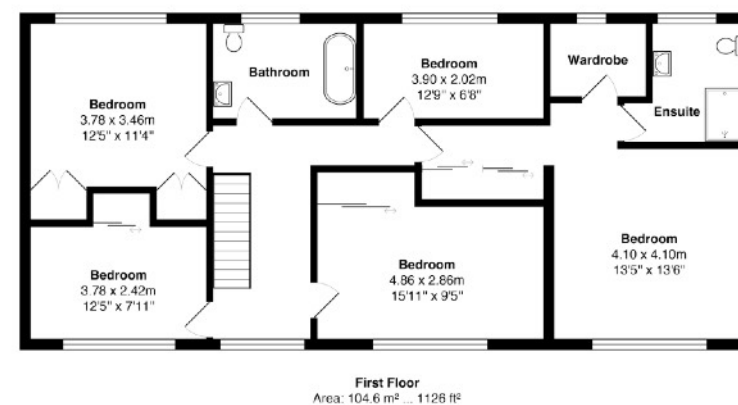
### Important Notice

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any.





**8 Coombe Close,  
Castle Cary**



Approximate gross internal floor area of main building - 249.2 m<sup>2</sup> / 2,683 ft<sup>2</sup>



