



The Retreat

Kingsbury Episcopi, TA12 6AZ

George James PROPERTIES
EST. 2014

The Retreat

Kingsbury Episcopi, TA12 6AZ

Guide Price - £780,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

The Retreat is a handsome and substantial detached stone residence with origins dating back to 1860, occupying a secluded setting in the heart of Kingsbury Episcopi. Thoughtfully renovated and remodelled by the current owners, this impressive home offers over 2,000 sq. ft. of beautifully presented accommodation that seamlessly blends character features with modern family living. A welcoming reception hall leads to generous reception rooms including a comfortable living room and formal dining room. The heart of the home is undoubtedly the stunning kitchen/breakfast room extension, providing an exceptional open-plan space ideal for everyday living and entertaining. A utility room and ground floor WC add further practicality. To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite, complemented by a family bathroom. Externally, the property enjoys a long gated driveway leading to a car port, providing ample parking. The attractive and hidden front garden creates a wonderful first impression, while to the rear a superb patio area offers an ideal setting for outdoor entertaining.

Amenities

Kingsbury Episcopi was once crowned 'Somerset Village of the Year' and offers a range of local facilities including a community shop with cafe, public house, recreation ground, primary school in nearby Stembidge and two churches. Further everyday amenities can be found in the nearby village of Martock including a selection of shops, Co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

Services

Mains water, electricity, drainage and oil-fired central heating via Alpha Range. Council Tax Band F.

what3words

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Reception Hall 20' 7" x 14' 8" (6.28m x 4.48m)

Open canopy porch with wooden door leads to remodelled reception hall, with double glazed sash windows to front, window to side, two Victorian style column radiators, fireplace with wood burning stove on slate hearth, recently installed oak staircase to first floor.

Living Room 20' 5" x 14' 0" (6.22m x 4.26m)

With double glazed sash window to front with pretty window seat, column radiator, feature stone and brick fireplace with open fire, traditional parquet flooring.

Dining Room 20' 10" x 9' 8" (6.36m x 2.94m)

With double glazed sash windows to front and side, column radiator, open fireplace (currently capped).

Kitchen/Breakfast Room 28' 5" x 15' 5" (8.66m x 4.70m)

A luxurious extension. With double glazed windows to rear, French doors to garden, electrically operated skylights, Indian stone floor tiles, spotlighting, walk in pantry, column radiators, range of matching wall and base units with Neff double oven, integrated dishwasher, space for fridge/freezer, island unit with induction hob and extractor fan over, Alpha range cooker providing heating and hot water, ceramic sink with drainer.

Utility Room 9' 0" x 6' 5" (2.75m x 1.95m)

With stable door to side, double glazed window to rear, electrically operated skylight, space and plumbing for washing machine and tumble dryer, Belfast double sink, column radiator, sliding doors to;

WC

With chrome heated ladder radiator, close coupled WC, sink, storage cupboard.

First Floor Landing

With double glazed window to side, spotlighting, access to attic.

Bedroom 1 17' 7" x 9' 10" (5.36m x 3m)

With double glazed sash window to front with views of garden, column radiator, built in wardrobe.

Ensuite Bathroom

With double glazed frosted sash window to rear, chrome heated ladder radiator, spotlighting, double length shower enclosure with rainfall shower head, free-standing roll top bath with telephone shower head, low level WC, sink.

Bedroom 2 15' 10" x 14' 1" (4.83m x 4.28m)

With double glazed sash window to front with views of garden, feature fireplace, column radiator, fitted wardrobe.



Bedroom 3 13' 3" x 10' 4" (4.03m x 3.16m)

With double glazed sash window to front with views of garden, column radiator, large range of modern fitted wardrobes and storage.

Bedroom 4 13' 9" x 7' 10" (4.18m x 2.38m)

With two double glazed windows to rear, column radiator, fitted wardrobe.

Family Bathroom

With two double glazed frosted windows to rear, column radiator, spotlighting, low level WC, sink, shower with rainfall head, free-standing roll top bath with telephone shower head.

Outside

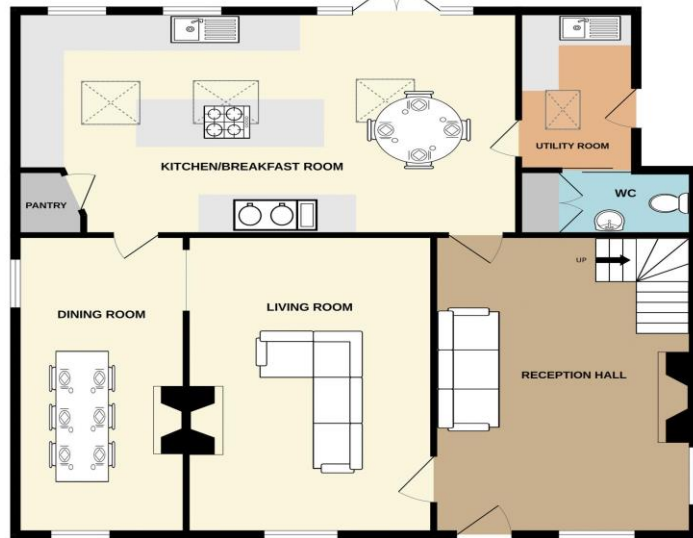
The property is set back from the road and is approached via a long gravel driveway, with gates at both the entrance and the top of the drive. A substantial carport with an attached workshop provides space for two vehicles, along with ample additional parking. Immediately to the rear of the property is a patio courtyard with a pergola, creating an ideal space for outdoor dining and entertaining, shaded by beautiful wisteria and trumpet vine. The main garden lies to the front of the property and features a long, sweeping lawn bordered by mature trees, shrubs, and flowering plants. Additional highlights include a patio, two separate seating areas, one with a pergola affording shade from wisteria and honeysuckle, as well as a water feature, and a wonderful sense of privacy. Practical outdoor amenities include an external tap and power sockets.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		74
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1317 sq.ft. (122.3 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2272 sq.ft. (211.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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