



£399,950

At a glance...



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**holland
& odam**

The Old Bakery
Cherry Pie Lane
Sparkford
Yeovil
Somerset
BA22 7AT

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Square, turn left onto Broad Street, into North Street and at the mini roundabout take the 2nd exit onto Horse Mill Lane. At the T junction, turn right onto the A3151. Follow this until you reach the staggered junction, then turn left onto the A372. At Podimore roundabout, take the 2nd exit onto the A303. After approximately 5 miles take the A359 signposted Sparkford, then turn left onto The Avenue and after 150 yards turn right onto Cherry Pie Lane. The property will be found on the

Services

Mains electricity, water and drainage are connected. Air Source central heating system, with solar panels and wood burner.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Sparkford is a well located village with amenities including a church, village hall, recreation ground and local public house 'Sparkford Inn'. Positioned just off the A303 which links London with the South West, there is a convenient petrol station and shop on the outskirts of the village and nearby are renowned prep schools and public schools including Hazelgrove, Sherborne, Leweston and Millfield.

Insight

A charming and characterful home, believed to be around 100 years old, offering versatile 2/3 bedroom accommodation, a generous south-west facing garden, and modern energy-efficient features including solar panels, air source heating and triple glazing. Situated along the quiet and sought-after Cherry Pie Lane, this property blends period charm with contemporary living.

A useful entrance porch leads into the kitchen, which is well arranged and fitted with an integrated washer/dryer and dishwasher, along with a recessed space designed for a fridge.

To the left of the kitchen is a versatile room, currently arranged as a home office but equally suited as a ground floor bedroom or additional reception room. This space benefits from its own en-suite shower room, making it ideal for guests, multi-generational living or those working from home.

Continuing through, the property opens into a spacious living/dining room, creating a sociable and welcoming hub of the home. A striking, grand fireplace houses a wood burning stove, forming an impressive focal point and adding real character to the space. French doors lead directly out to the garden, allowing for plenty of natural light and seamless indoor-outdoor living.

To the first floor, there are two well-proportioned double bedrooms and a family bathroom.

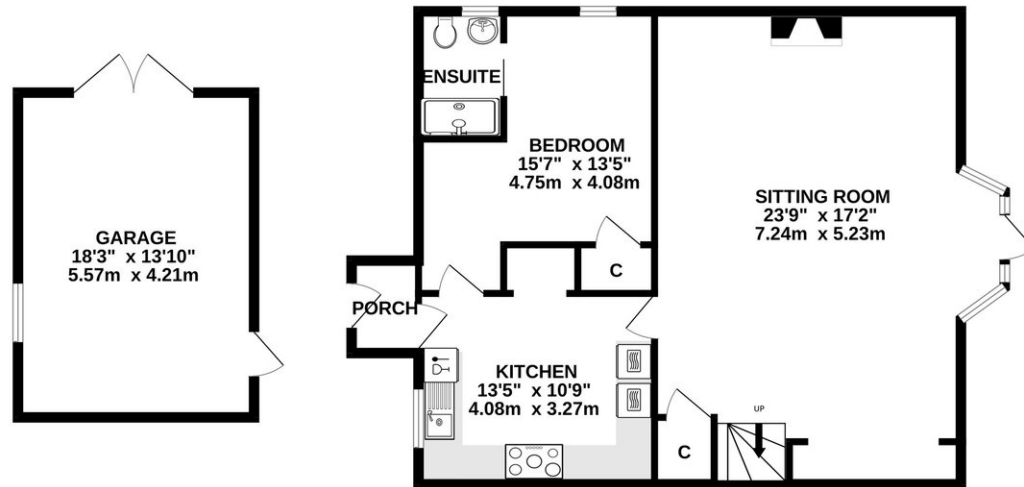
The property enjoys a good-sized south-west facing rear garden, ideal for enjoying afternoon and evening sun. There is also the added benefit of rear access, along with a single garage and driveway providing off-road parking.



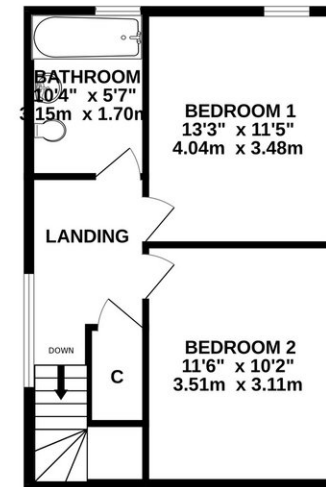
- Character home dating back approximately 100 years
- Flexible 2/3 bedroom accommodation
- South-west facing garden
- Garage and driveway parking
- Quiet lane position
- Solar panels, air source heat pump, and triple glazing



GROUND FLOOR
1082 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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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