



Symonds
& Sampson

2 Episcopi Place

Folly Road, Kingsbury Episcopi, Somerset

#2 New House

Folly Road
Kingsbury Episcopi
Somerset
TA12 6BH



- New detached house
- large plot extending to circa 0.86 acre
 - Future proofed accommodation
- Study/ground floor bedroom and shower room
 - Double garage
 - Ample parking
 - Air source heating
 - Quiet village location

Guide Price **£775,000**

Freehold

Yeovil Sales
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THE DWELLING

A very appealing brand new detached village house currently under construction (May 2026) due to be completed circa Winter, set in just under 1 acre.

ACCOMMODATION

A fabulous brand new house comprising entrance reception hall, large utility room, downstairs shower room, study/occasional bedroom 4, open plan kitchen dining room with further separate family/living area, first floor landing, lvery impressive large bedroom one with dressing area and en suite shower room, bedroom two and bedroom three along with a large family bathroom.

SITUATION

Kingsbury Episcopi was crowned 'Somerset Village of the Year 2018' and offers a range of local facilities including a community shop with cafe and Post Office, 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. Langport, Somerton and Yeovil are all at hand.

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.

OUTSIDE/PLOT

The whole plot extends to just under one acre, divided into the house and gardens together with additional land/small paddock area.

DIRECTIONS

What 3 words:

///sting.storybook.bashed





SERVICES

Air source heating with underfloor heating. (Radiators to the first floor)

Mains water, electricity and drainage.

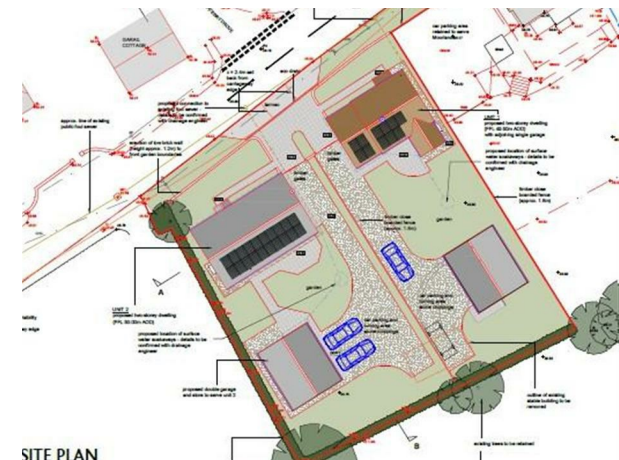
MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band - To be assessed by the local authority

The images shown in this brochure are computer-generated. The property is due for completion late Autumn/Winter 2026.

10 year warranty is available.

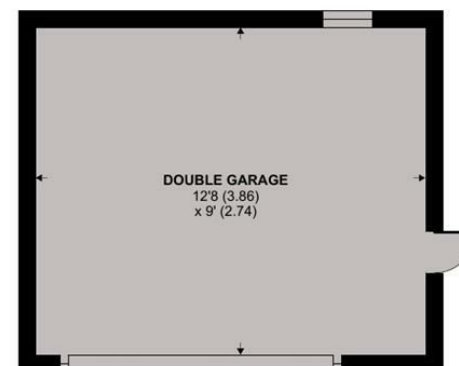




Folly Road, Kingsbury Episcopi, Martock

Total = 2187 sq ft / 203.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This floor plan was constructed using measurements provided to ©nchecom 2025 by a third party.
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YEO/SH/21.05.2026



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