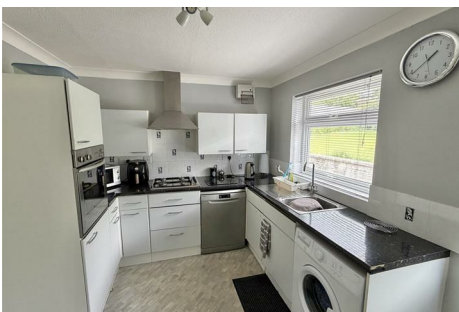




CHAFFERS
ESTATE AGENTS



**10 Florida Fields,
Castle Cary, BA7 7DL**

Charming detached bungalow with panoramic views nestled in a quiet, elevated residential cul-de-sac in sought after Castle Cary, this attractive stone-reconstructed detached bungalow offers the perfect blend of peaceful suburban living and excellent outdoor space. This charming bungalow is perfect for those seeking the ease of single-level living without compromising on beautiful outdoor spaces or room to entertain. Early viewing is strongly recommended to appreciate its unique plot and quiet position.

Offers Over £300,000 Freehold

Council Tax Band: D

10 Florida Fields, Castle Cary, BA7 7DL



DESCRIPTION

The property instantly welcomes you with its beautifully established front garden, brimming with lush green shrubs and vibrant foliage that provide excellent natural screening from the road. A central, double-glazed UPVC front door opens into a bright, airy central hallway. Turning right upon entering the property you are welcomed by the living & dining room. The expansive lounge serves as the heart of the home with a substantial picture window at the far end offers tranquil views of the rear garden, creating a serene environment to relax. The kitchen features a monochrome palette with sleek white cabinetry, contrasting dark countertops, and tiled splashbacks. It comes well-equipped with a gas hob, stainless steel extractor hood, eye-level integrated oven, and dedicated spaces for a washing machine and dishwasher. Just off the kitchen, the glass-enclosed UPVC porch acts as an ideal utility, looking directly onto the garden retaining walls and upper lawn. The bungalow boasts versatile bedroom spaces. The principal double bedroom features comfortable dimensions, soft neutrals, and a broad window dressed in elegant drapery overlooking breath-taking views and rolling hills in the distance. The nearby shower room layout is cleanly configured with soft blue tones and a bright, privacy-glazed window. The property is provided with ample parking for a minimum of two cars and garage space.

OUTSIDE

The outdoor space is a true highlight, arranged across gentle tiers to maximize sunshine. A low-maintenance gravel patio area features an ornate stone birdbath and plenty of room for outdoor seating. Steps lead up to a lush green lawn bordered by mature trees. Nestled in the corner is a beautifully crafted summerhouse with double glass doors—perfect as a tranquil reading room, artist studio, or workshop. The front garden offers well-stocked shrubberies and plants.

ADDITIONAL INFORMATION

Services: Mains Water, Gas Central Heating, Electricity & Drainage.

Council Authority: Somerset Council ~ Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order

Energy Performance Certificate: Rated: TBC

LOCATION

Nestled in the rolling countryside of South Somerset, Castle Cary is a delightful small town that perfectly blends timeless character with modern convenience. Located approximately 12 miles south of Shepton Mallet, 15 miles east of Yeovil, and within easy reach of the A303 and mainline railway station, it offers an idyllic rural lifestyle without feeling isolated.



Directions

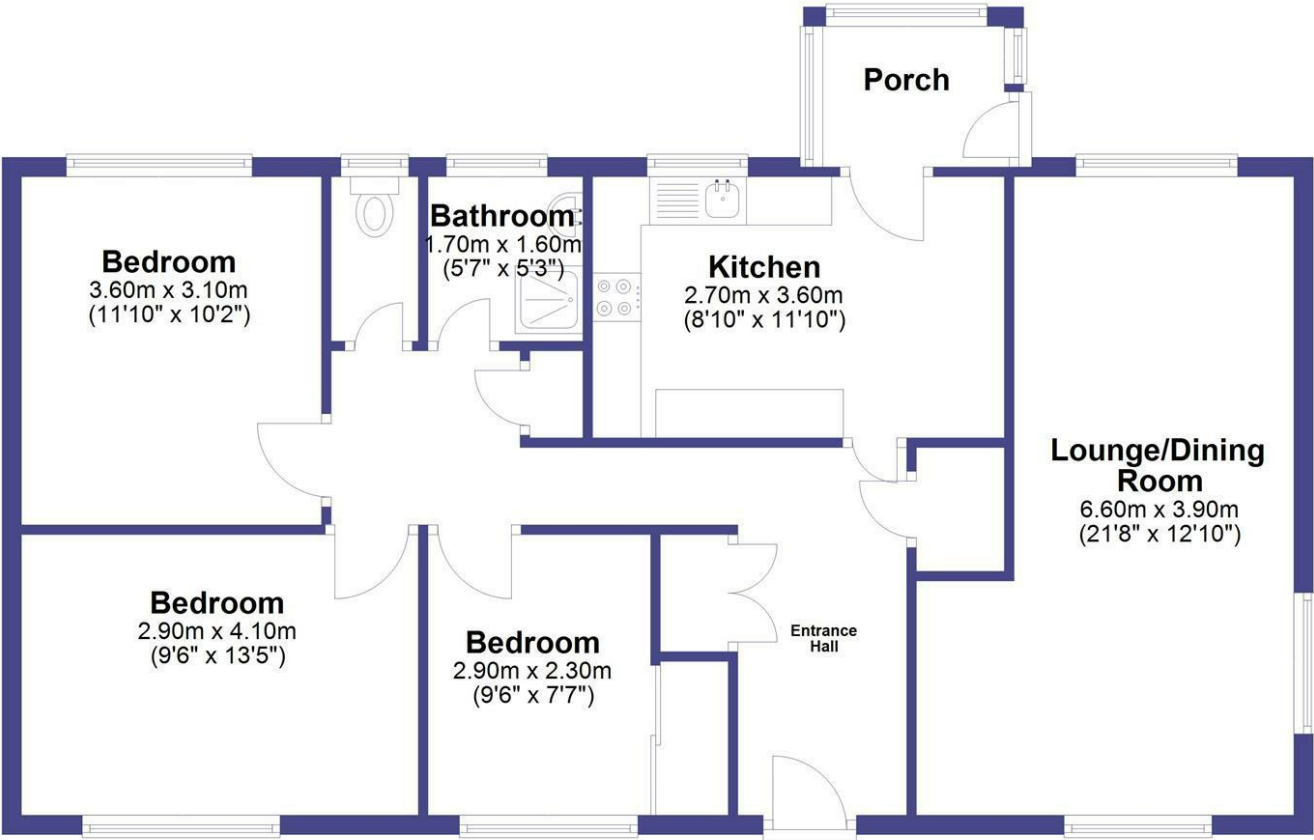




Floor Plan: Not to scale ~ For identification purposes only.

Ground Floor

Approx. 90.8 sq. metres (977.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		