



**FOR SALE**

Thorney Road, Kingsbury Episcopi, TA12 6AZ

£380,000



**ORCHARDS**  
ESTATES

Nestled in the heart of the highly desirable village of Kingsbury Episcopi, this charming double-fronted period home beautifully combines character, space, and modern comfort. Rich in original features and thoughtfully enhanced by the current owners, the property offers well-proportioned accommodation throughout, including a spacious sitting room, a generous kitchen/dining room ideal for family living and entertaining, a practical utility room, and a delightful garden room overlooking the rear garden. Upstairs, the property boasts three generous double bedrooms and a well-appointed bathroom, providing comfortable accommodation for families and professionals alike. To the rear, a private enclosed garden offers a peaceful retreat, perfect for relaxing, entertaining, or enjoying the outdoors in complete privacy. Full of character and charm, yet offering all the practicality required for modern living, this wonderful village home presents a rare opportunity in one of South Somerset's most sought-after locations. Early viewing is highly recommended to fully appreciate all that it has to offer.



## LOCATION

Kingsbury Episcopi is a highly regarded Somerset village, celebrated for its attractive period homes, thriving community, and picturesque rural surroundings. The village offers an excellent range of amenities including a well-regarded primary school, village shop, public house, church, recreation ground, and a variety of local clubs and societies, making it a popular choice for families and retirees alike. Surrounded by beautiful countryside and enjoying easy access to the nearby market towns of Langport, Ilminster, and Yeovil, Kingsbury Episcopi combines the charm of village living with everyday convenience. Rich in history and character, and home to the iconic Kingsbury church tower, affectionately known as "The Lantern of the Moors", the village remains one of South Somerset's most sought-after locations.

### Ground Floor

Upon entering the property, you are greeted by a spacious and welcoming entrance hall. To the left is the impressive open-plan kitchen and dining area, thoughtfully designed with a range of base units, an integrated dishwasher and fridge/freezer, a central island, and a charming Rangemaster that serves as a striking focal point. Dual-aspect double-glazed windows flood the space with natural light, creating a bright and airy atmosphere.

To the right of the hallway, the cosy living room enjoys a double-glazed front-aspect window and features a dual fuel stove, set within an attractive stone-surround fireplace, providing a warm and inviting setting.

Continuing through the ground floor, there is a generously proportioned utility room fitted with additional base units, a wash basin, WC, and plumbing for a washing machine, offering excellent practicality and storage.

The accommodation is further enhanced by a spacious sun room to the rear, enjoying pleasant views over the garden.

### First Floor

The staircase leads to a bright and airy landing, which enjoys pleasant views overlooking the rear garden. The stylish L-shaped family bathroom has been fitted with contemporary fixtures and comprises a panelled bath with shower over, wash basin, WC, and an illuminated vanity mirror, creating a modern and practical space.

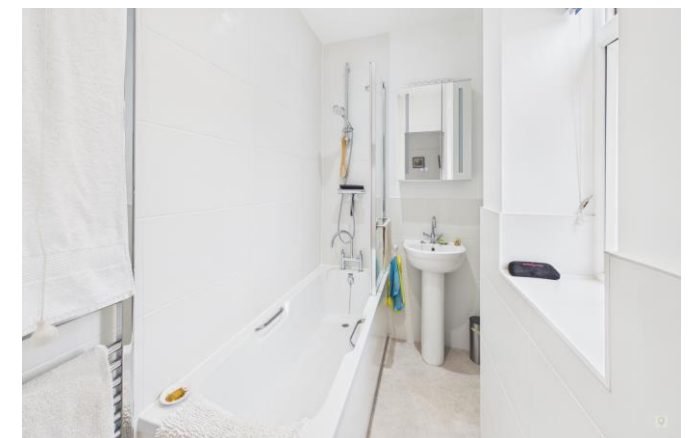
The principal bedroom is particularly generous in size and benefits from two front-aspect windows, allowing for an

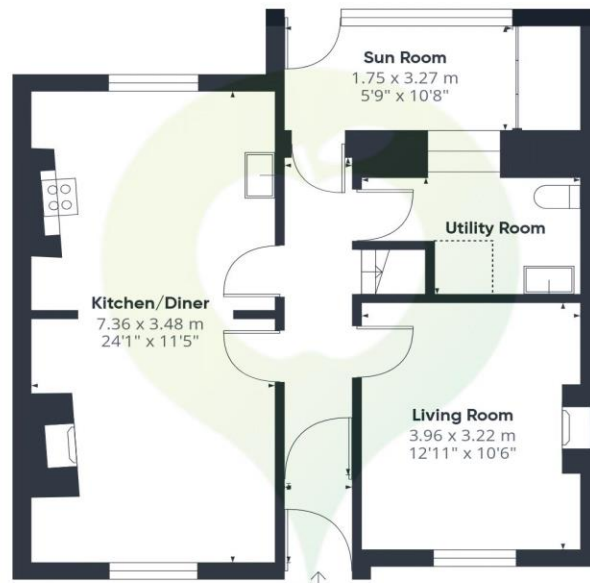
abundance of natural light. The second bedroom is also a well-proportioned double room, featuring a front-aspect window, while the third bedroom offers comfortable double accommodation with a rear-aspect window overlooking the garden.

Further enhancing the first floor, the current owners have recently replaced all carpets and freshly painted throughout, providing a fresh and well-presented finish throughout.

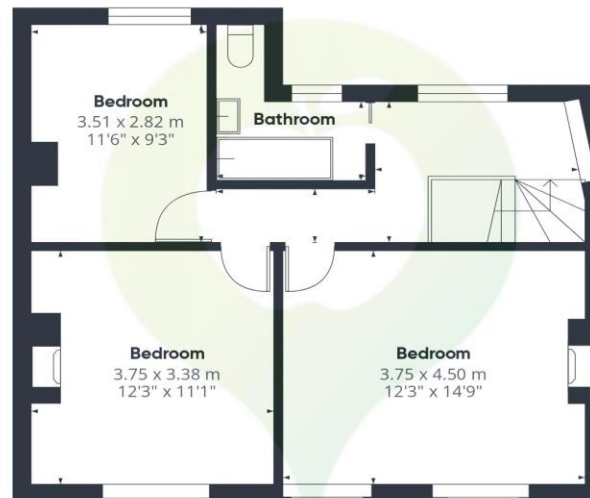
### Material Information

- EPC - D
- Mains Electric, Water and Drainage
- Oil Fueled Property with Oil Tank located in rear garden
- Built in the late 1880's
- We have been reliably informed by the vendor that the chimney has been swept in October 2025.
- Loft with ladder, boarded with lighting.
- On Street Parking
- Flood Zone 1: Low possibility of Flooding
- OFCOM: Superfast 80Mbps Broadband Available





Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 C
39-54	E		
21-38	F		
1-20	G		

**Approximate total area<sup>(1)</sup>**

108.4 m<sup>2</sup>  
1166 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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www.orchardsestates.com



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