



FOR SALE

Folly Road, Kingsbury Episcopi, Martock, TA12 6BH

£775,000



ORCHARDS
ESTATES

A Beautifully Presented Four-Bedroom Bungalow in a Private Village Setting.

Exclusively available through Orchards Estates.

Tucked away in a peaceful and private position within the highly sought-after village of Kingsbury Episcopi, near Martock, this beautifully presented and generously proportioned four-bedroom bungalow offers spacious and versatile accommodation, complemented by an exceptional wraparound garden.

Lovingly cared for by the current owners, the property has been maintained to an excellent standard throughout and provides a wonderful combination of privacy, space and comfortable village living.

An early viewing is strongly advised to appreciate the quality, space and appeal this property has to offer.

£775,000



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.

Approach

Approached via double gates, the property immediately creates a sense of privacy and seclusion. There is ample off-road parking, together with a good-sized garage positioned to the side of the property. On entering, a spacious entrance hall provides access to the principal areas of the home. The accommodation is bright, welcoming and thoughtfully arranged, with generous proportions throughout.

Ground Floor

The impressive kitchen/dining room forms the heart of the home and is beautifully appointed with an extensive range of wall and base units, complemented by a substantial central island incorporating a breakfast bar. The kitchen is equipped with an electric hob and double oven, sink with drainer, and provides ample space for a large American-style fridge/freezer. With pleasant views overlooking the rear garden, this spacious room offers an ideal setting for both everyday family life and entertaining. The generous sitting room provides a

warm and inviting reception space, featuring a charming log-burning stove and double doors opening directly through to the kitchen/dining room. This creates a wonderful flow between the principal living areas and provides an ideal space for relaxing with family or entertaining guests. An inner hallway provides access to the four bedrooms, family bathroom, en-suite shower room, separate WC and utility room. The principal bedroom is a particularly well-proportioned room, benefitting from built-in wardrobes and a stylish en-suite shower room, comprising a large walk-in shower enclosure, WC and wash basin with vanity unit. The second bedroom also benefits from built-in wardrobes, while the remaining two bedrooms are well proportioned and offer excellent versatility, whether used for family accommodation, guests or home working. The family bathroom is well appointed and features a large walk-in shower enclosure, separate large bath, WC and wash basin with vanity unit. The generous proportions and contemporary fittings create a practical yet comfortable space for everyday use.

Outside

The gardens are undoubtedly one of the property's standout features. The wraparound garden has been thoughtfully landscaped and meticulously maintained, offering a variety of spaces for relaxation, entertaining and family enjoyment. Areas of lawn are complemented by a patio seating area, children's play area, greenhouse, two sheds and a generous summerhouse. Whether enjoying a quiet morning coffee, entertaining friends and family or simply making the most of the peaceful surroundings, the garden provides an exceptional extension of the living accommodation.



Material Information

- Freehold
- Built c.1991
- EPC- TBA
- Council Tax Band - F
- Services - Mains water, drainage and electric
- Double glazing
- Garage and Parking
- Loft – with loft ladder, boarded with lighting
- Flood Zone - 1 low risk of flooding from rivers and sea (Gov.uk)
- Broadband - Superfast 80mbps (Ofcom Broadband Checker)



Floor 1 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

184.7 m²
1990 ft²

(1) Excluding balconies and terraces

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

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