



# Havasu House

Thorney Road, Kingsbury Episcopi, Martock

# Havasu House

Thorney Road  
Kingsbury Episcopi  
Martock  
TA12 6BG



- Very Spacious Throughout
  - Much Extended
- Desirable Village Location
- Large Gardens with Pond
- Double Garage and Parking
  - Early Viewing Advised

Guide Price **£650,000**

Freehold

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## THE DWELLING

A fine and spacious, and much extended detached property, which has UPVC double glazing, coved ceilings, and oil central heating.

The house further benefits from Jura limestone floor tiling in the kitchen and downstairs bathroom, and solid oak flooring on the ground floor; an internal viewing is highly recommended.

## ACCOMMODATION

A part-glazed door leads to the entrance porch with green Brazilian slate flooring, which in turn has a glazed door leading to the reception hall with a staircase rising to the first floor.

Off here is a cloakroom with a white suite and a useful study, whilst the sitting room is a very good size triple aspect room having a lovely central feature hamstone open fireplace with hearth.

The sunlounge is a good size, having upvc double glazed French doors to the rear, whilst there is also a large living room, which has glazed doors to the superb dining room.

This room has two sets of glazed doors leading to the rear, whilst a wide archway leads to the kitchen.

In keeping with the rest of the property, this is a good-sized room with a range of granite worktops with an attractive double Belfast sink with a mixer tap, a range with a stainless steel cooker hood over, a broom cupboard and a door to the garage. There is a good range of individually designed, hand-built and painted units with

drawers and cupboards under, a useful peninsula unit with a solid teak worktop.

Finally, on the ground floor is a utility room with plumbing for an automatic washing machine.

On the first floor, there is a good-sized landing overlooking the front of the property, whilst there are six bedrooms with the largest having an ensuite bathroom with a white suite and a family bathroom also with a white suite.

## OUTSIDE

To the front of the property, there is parking for 5-6 vehicles, which leads to the double garage with an up and over door, whilst there is also a Laurel hedge, mature trees and a lawn.

To the rear of the property are good-sized lawned gardens having a number of mature trees, patio, oil tank, decking, tap and power, trellis and a good-sized pond.

## SITUATION

Kingsbury Episcopi offers a range of local facilities including a community shop with a cafe and Post Office, recreation ground, a primary school in nearby Stembridge and two churches. Further everyday amenities can be found in the nearby village of Martock, including a selection of shops, a co-op supermarket, a bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school.

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.

## DIRECTIONS

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## SERVICES

Mains water, electricity and septic tank. Oil-fired central heating.

Broadband - Superfast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band:

Flood Risk There is a medium flood risk for this property.



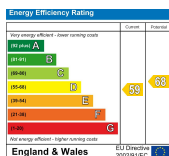
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Approximate Area = 2472 sq ft / 229.6 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 2784 sq ft / 258.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1325742



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