

Symonds  
& Sampson



# Southern Heights

Castle Cary Road, North Cadbury

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Castle Cary Road  
North Cadbury  
Yeovil  
BA22 7DJ

Originally designed as a four-bedroom home, this detached residence has been reconfigured to create three bedrooms, including a particularly generous master suite. The layout could easily be reinstated to its original design if desired. The ground floor has also been thoughtfully altered to provide spacious, open-plan living, with light-filled accommodation throughout. The property sits within a substantial plot, offering both space and versatility.



- Detached three bedroom residence
- Flexible layout that can easily be returned to the original four-bedroom design if desired
- Generous open-plan kitchen/dining room with excellent natural light
  - Substantial plot with large garden
- Ample driveway parking leading to a double garage
  - No onward chain

Guide Price **£650,000**

Freehold

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## THE DWELLING

Constructed in the 1980s, this substantial detached property occupies a generous plot and offers well-presented accommodation across two floors. The current owners have reconfigured the layout to create a stylish open-plan kitchen/diner on the ground floor and a particularly spacious master bedroom. This arrangement could easily be reversed to reinstate the original design, providing four well-proportioned double bedrooms.

The property enjoys a large rear garden, together with a driveway and a double garage, making it an excellent home for those seeking both space and versatility.

## ACCOMMODATION

Upon entering through a spacious porch, the entrance hall provides access to all the ground floor accommodation, featuring a bright and welcoming layout with a gallery landing above.

To one side of the property, the kitchen/dining room has been opened up by the current owners to create a stylish open-plan space. The kitchen is fitted with solid wood Shaker-style cabinetry, complemented by a central island and space for appliances, making it a highly practical family hub. With triple aspect windows, this room is flooded with natural light and leads directly into the utility room, which includes additional cabinetry alongside the boiler, and both external access and internal access to the garage.

On the opposite side, the spacious living room provides an excellent reception space, complete with a central gas fireplace and French doors opening directly to the rear garden. Between the kitchen and living room lies a versatile study, offering further flexibility for use as a snug, playroom, or home office.

The first floor enjoys a generous landing with storage and an airing cupboard. The master bedroom is particularly spacious and features fitted storage, a walk-in wardrobe area, and an ensuite shower room. Two further well-proportioned double bedrooms each benefit from built-in wardrobes and are served by the family bathroom.

## GARDEN

To the front, the property is enclosed by mature hedging and features an area laid to lawn alongside a generous driveway, which provides ample off-road parking and leads to the double garage. The garage is fitted with electric doors, light, and power.

The rear garden is equally impressive, enclosed by fencing and mature hedging to create a high degree of privacy. It is predominantly laid to lawn, interspersed with well-stocked flower beds, a pond, and a variety of mature shrubs and trees. An elevated, spacious patio area sits directly adjacent to the property, perfect for outdoor dining and entertaining. To the far end of the garden stands a charming summerhouse, while gated side access is available from both sides of the property.

## SITUATION

Situated in the sought-after village of North Cadbury, a thriving and picturesque community surrounded by beautiful Somerset countryside. The village is well known for its historic connections and character, with a wealth of period properties and a charming setting. It offers a well-regarded primary school, parish church, popular public house (The Catash Inn), and an active village hall that hosts a range of events and clubs, all contributing to a strong sense of community. North Cadbury also benefits from a local shop and post office for everyday essentials, as well as numerous footpaths and bridleways providing excellent walking, cycling, and riding opportunities through

the surrounding countryside.

A wider range of day-to-day amenities can be found in the nearby towns of Castle Cary and Wincanton, while the historic abbey town of Sherborne lies just a short drive away, offering boutique shops, restaurants, and cultural attractions.

For commuters, North Cadbury is ideally situated, with Castle Cary railway station providing a direct service to London Paddington, and the A303 easily accessible for road links to London and the South West. The area is also well served by an excellent selection of state and independent schools, including Hazlegrove Prep, Millfield, Sherborne Schools, and Bruton School for Girls.

## MATERIAL INFORMATION

Mains electric, water and drainage connected to the property.

Oil fired central heating.

Broadband - Ultrafast broadband is available.

Mobile coverage is available at the property, for further information please refer to Ofcom [www.ofcom.org.uk](http://www.ofcom.org.uk)

Somerset Council

Council Tax Band: F

This property is situated within a conservation area.

The neighbouring property has applied for planning permission for the following - Proposed single storey rear extension to dwelling. Demolition of existing uPVC conservatory. Please see planning reference number for further information - 25/01671/HOU

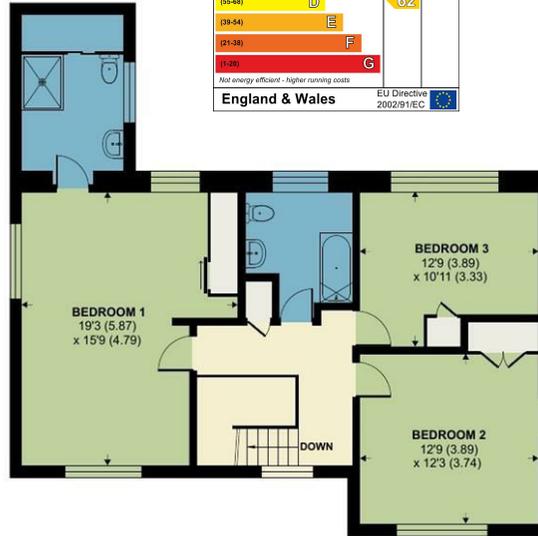
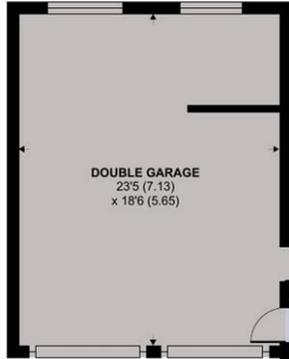
## DIRECTIONS

What3words - ///perfect.statue.validated



# Cary Road, North Cadbury, Yeovil

Approximate Area = 1799 sq ft / 167.1 sq m  
 Garage = 434 sq ft / 40.3 sq m  
 Total = 2233 sq ft / 207.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: 1354032



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