

LODESTONE



32 Kingfisher Road, Evercreech





32 Kingfisher Road, Evercreech

BA4 6AN

Guide Price: £499,950

4 
Bedrooms

3 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Immaculately presented
- 4 double bedrooms
- Garage and off-street parking
- Private garden
- Open outlook at the front





Set towards the rear of this maturing development on Kingfisher Road, completed in 2017 and located on the edge of the popular village of Evercreech, this beautifully presented detached family home offers spacious and well-balanced accommodation throughout. Upon arrival, the property benefits from off-street parking to the side, in front of the garage. Stepping inside, the home immediately impresses with its bright and welcoming atmosphere.

A central entrance hall provides access to the principal living spaces, with the kitchen positioned at the rear and reception rooms arranged on either side. To the right of the entrance, the dining room enjoys a dual aspect, including an attractive bay window that allows for an abundance of natural light.

Opposite, the sitting room features a gas fireplace as a focal point, along with French doors opening directly onto the patio. Continuing along the hallway, there is a dedicated office—ideal for remote working—as well as a conveniently located cloakroom. The kitchen overlooks the rear garden and also provides direct access outside. It is well-appointed with a range of fitted storage cupboards and integrated appliances, alongside ample space for informal dining. A separate utility room is situated just off the kitchen, adding further practicality.

Upstairs, the landing leads to four well-proportioned bedrooms. The principal bedroom, positioned at the front, benefits from a dressing room and an ensuite shower room, and second bedroom is also positioned at the front. There are two further double bedrooms and a family bathroom serves these three bedrooms. An airing cupboard housing the water cylinder is also located on the landing.





Externally, the rear garden is partially enclosed by fencing and walling, offering a high degree of privacy. It is predominantly laid to lawn, with a patio area ideal for outdoor dining, as well as a garden shed. The property is further complemented by a garage and off-street parking for two vehicles.

Situation

32 Kingfisher Road is located in the idyllic village of Evercreech which lies 5 miles northeast of the market town of Castle Cary. Evercreech has a strong sense of community, with Saxon origins. Amenities include a stunning church, local village shop, pub, local primary school, bakery, pharmacy, Doctors' surgery and a hairdresser.

Nearby Bruton is a popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including The Old Pharmacy, Osip, At the Chapel and The Roth Bar & Grill at the world-renowned Hauser & Wirth Gallery. The town also has a doctors' surgery, pharmacy, vet, library, post office, several mini supermarkets, fuel station and numerous independent shops.

Also nearby is the very pretty town of Castle Cary, which offers a weekly local produce market and the independent town of Frome with its weekly Farmer's Market and a highly acclaimed monthly Artisan Market. Additionally, The Newt, a country estate with magnificent woodlands, gardens and eateries lies less than 20 minutes away. (<https://thenewtinsomerset.com/>)

Transport The mainline station is Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. The A303/M3/M4 provides fast access to London, the Southwest and Bristol Airport. There are bus routes to Bristol and Bath.



Schools

There is a wide selection of schools in the area, notably Evercreech village primary school and secondary schools are Sexeys, in Bruton, Ansford School in Castle Cary and King Arthur's in Wincanton. Private schools include King's Bruton, Millfield and Allhallows Prep School.

Directions

Postcode: BA4 6AN

What three words: [adventure.ship.lips](#)

Tenure: Freehold

Viewing by appointment only

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: E

Guide Price: £499,950

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Multiple

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Very low for rivers/sea/surface

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: B

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

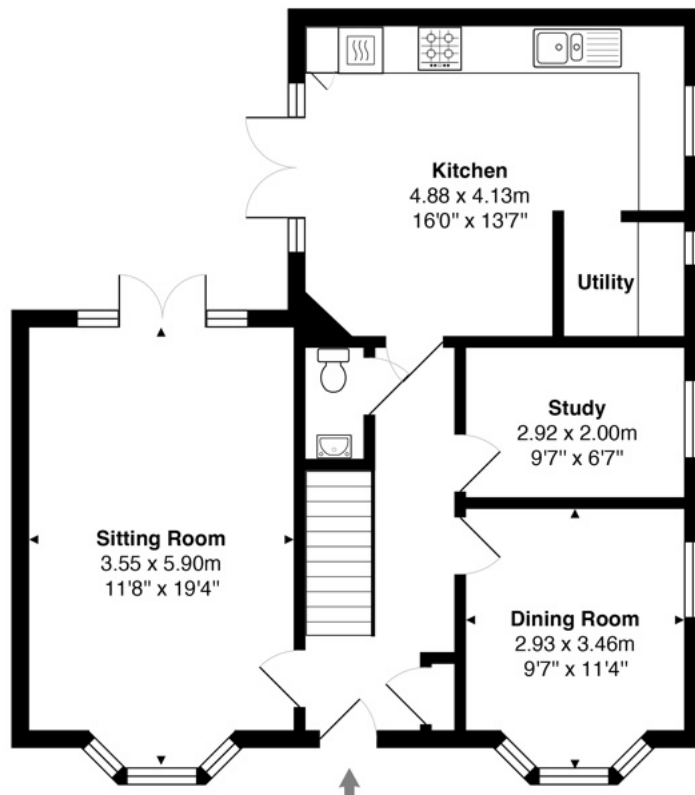
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



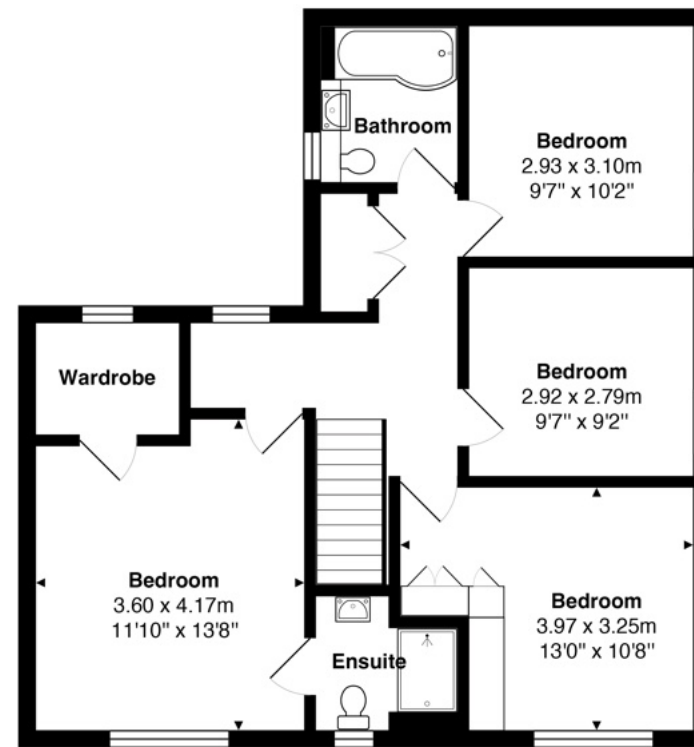
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Approximate gross internal floor area of main building - 137.6 m² / 1,481 ft²



Ground Floor
Area: 69.5 m² ... 748 ft²



First Floor
Area: 68.1 m² ... 733 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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