



Symonds
& Sampson

Kingsbere

Church Lane, Barwick, Yeovil, Somerset

Kingsbere

Church Lane
Barwick
Yeovil
Somerset BA22 9TE



- Exceptional Detached New Home
 - Nestling In a Quiet Backwater
 - Adjoining Open Fields To The Rear
- Air Source Underfloor Heating Throughout
- Mechanical Ventilation Heat Recovery System
 - EV Charging Point & Solar Panels
- Porcelain Tiled Floors in Tandem With Karndean Flooring to Sitting room, & 5th G/F Bedroom
- High Quality UK Made MasterClass Kitchen Units
 - Large Rear Gardens
 - Ample Parking, Garage

Guide Price **£895,000**

Freehold

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THE PROPERTY

Nestled in the charming village of Barwick (Old Barwick), this stunning new build home on Church Lane offers a perfect blend of modern living and spacious comfort. Spanning an impressive 2,737 square feet, this house is designed to accommodate the needs of a growing family, those who enjoy entertaining together, with a 5th ground floor bedroom en suite, which could double as a large office/work from home room.

Upon entering, you are greeted by a very spacious reception hall with porcelain tiled floor and high ceiling with galleried landing, cloakroom/wc, a fabulous kitchen/dining/family room, fitted to an extremely high standard and enjoying the most lovely views of the fields to the rear through glazed triple doors, providing ample space for relaxation and social gatherings. This space, being the heart of the home, features a contemporary design, ensuring a warm and inviting atmosphere throughout, yet still providing character and comfort through thoughtful colours of the fixtures and fittings. Further to this is an impressive separate sitting room with sliding pocket glazed doors, fireplace and log store (flue in readiness for a woodburner) and feature doors to the garden, again enjoying those lovely views to fields. To cap it all, there is a "future-proof" ground floor bedroom 5/office/guest suite with an en suite shower room.

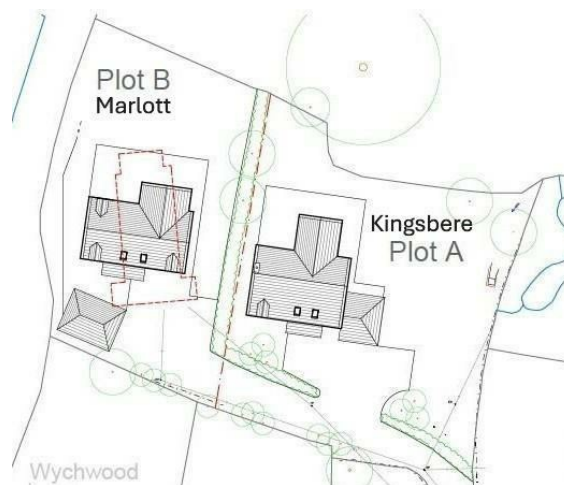
Upstairs, you are greeted with a very spacious galleried landing, the main bedroom specifically arranged to enjoy the fabulous view from the near wall to wall picture window, high vaulted ceiling, together with a huge dressing room and an en suite bathroom which boasts a walk-in shower, two hand basins with dual vanity units, wc and a large separate bath. Three further double bedrooms and a large family bathroom, again with a separate walk-in shower and bath, all enjoy the stylish and well designed modern fixtures and finishes, ensuring convenience and comfort for all.

Completion due November/December 2025, this new build home benefits from the latest construction standards, offering energy efficiency (EPC- TBA) and low-maintenance living. The thoughtful layout maximises natural light, creating a bright and airy environment that enhances the overall appeal of the home.

For those with multiple vehicles, the property includes parking for several vehicles, a rare find that adds to the convenience of this exceptional home, together with a garage (electric door), workshop area, and boot room leading to the utility and into the main house.

In summary, this remarkable property nestling in a backwater of Church Lane is a perfect opportunity for anyone seeking a modern, spacious family home in a delightful village setting. With its impressive size, contemporary design, and ample parking, it is sure to attract discerning buyers looking for a blend of comfort, quietness and an unusual character that most new homes can't offer!

Please see the specification section below denoting the exceptional quality, care and attention this developer has shown in the build.





SITUATION

This exciting new home, set in "Old Barwick" on the Somerset/Dorset border, provides the opportunity to experience country living and village life, yet still within a stone's throw of the regional centre of Yeovil, Sherborne and Dorchester.

Nearby Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Ham Hill, to the west of Yeovil, is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings. While the nearby historic town of Glastonbury is home to many myths, legends and of course the world-famous music festival, Glastonbury Tor can be seen in the distance from Stone Farm Barns.

As mentioned, located close to the border of North Dorset, the area provides a



comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

There are extensive opportunities for equestrian sport, and active sailing and fishing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive.

There is a wide choice of schools locally, both in the independent and state sectors. The nearby secondary schools include Bucklers Mead Academy, Westfield Academy and Preston School Academy, along with Yeovil College of Further Education. There's Perrott Hill School, which comprises a Montessori nursery, pre-prep and prep school, and other independent local schools include the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College Taunton.

OUTSIDE

On accessing the drive, this will be tarmacked which in turn, when getting closer to the houses, will be gravelled. Plot A "Kingsbere" will have wooden fencing defining the boundary with a lawned area to the side, along with gabion baskets and panel fencing dividing both properties.

The rear garden will be laid to grass seed, together with an extensive paved terrace area and matching pathways running along the north and eastern side of the house.

DIRECTIONS

what3words:

///birds.fortunate.faster



From Yeovil, proceed out of town southwards on the A37. On reaching the Red House Keyford roundabout, take the first exit following signs for Barwick and Stoford. Follow down the hill, right hand bend, left hand bend and on entering the village, proceed down the slight hill, and when the road bends to the right, take the immediate access lane to the left (before the bend). This is the access drive to the new house.

SERVICES

Air source heat pump providing underfloor heating throughout the property. Solar panels and EV charging point. Mains electric and water. Drainage TBC

HIGH SPECIFICATION

Balcony framed glass feature doors to the living and utility
Garage to be clad (cladding is abode)
Electric garage door in black.

MasterClass kitchen units

Neff integrated appliances:-

- * Two single electric ovens
 - * Full height integrated larder fridge
 - * Induction hob with down draft extractor
 - * Dishwasher with matching front
 - * Double ceramic Butler Sink
 - * Pull out recycling bins with matching fronts
- Granite worktops in the kitchen and utility

Porcelain floor tiles throughout hall, downstairs wc, kitchen, dining room, utility and boot room
Karndean flooring in living room and study/ground floor bedroom (with ensuite)

Bathrooms:- porcelain wall and floor tiles
Wet room floors tiled
Rak vanity units
Heated Towel rails/radiators
Heated mirrors
Roper Rhodes sanitary ware



Underfloor heating throughout
Air source heat pump
Mechanical ventilation heat recovery system
Solar panels
EV charging point
Aluminium windows and doors - black (excluding front door).

MATERIAL INFORMATION

EPC - TBA
Flood Risk Assessment: Very Low
Council Tax - As yet ungraded

Please be advised that the driveway, front and garden images on this brochure have used a partial CGI to provide an insight as to how the outside will be finished.



Church Lane, Barwick, Yeovil

Approximate Area = 2520 sq ft / 234.1 sq m

Garage = 217 sq ft / 20.1 sq m

Total = 2737 sq ft / 254.2 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). © n1checom 2025. Produced for Symonds & Sampson. REF: 1348011



YEO/SH/07.11.2025



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