

# Rolfe East



## Goodwood Drive, Sparkford, BA22 7FN

Offers In Excess Of £335,000

- BEAUTIFUL PERIOD-STYLE MODERN SEMI-DETACHED HOUSE (1026 square feet).
- EXCELLENT EPC RATING - BAND B!
- GROUND FLOOR WC CLOAKROOM.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- DOUBLE CARPORT AND OFF ROAD PARKING.
- THREE GENEROUS BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- CONTEMPORARY CAST IRON LOG BURNING STOVE.
- AIR SOURCED HEAT PUMP RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- GENEROUS LEVEL REAR GARDEN.
- SHORT WALK TO VILLAGE PUB. EASY ACCESS TO A303 TRUNK ROAD TO LONDON.

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# 6 Goodwood Drive, Sparkford BA22 7FN

WITH DOUBLE CARPORT! AIR SOURCED HEAT PUMP CENTRAL HEATING - EXCELLENT EPC RATING! '6 Goodwood Drive' is a very attractive, modern, larger-than-average (1026 square feet), three-bedroom semi-detached house with double carport and driveway parking for two cars. This superb home is situated in a very sought-after, modern, cul-de-sac address, tucked away a short walk to the heart of the village and the village pub. The house is located with excellent access to the A303 trunk road, linking London to the South West. This substantial home is beautifully presented and still benefits from the remainder of a 10 year NHBC. It boasts a sunny west-to-east aspect and a generous level plot with gardens at the front, side and rear. The house has period-style uPVC double glazing and an air sourced heat pump powering radiator central heating plus the recent addition of a cast iron log burning stove. The spacious accommodation is well laid out and sociable. It comprises spacious entrance reception hall, sitting room / dining room, open-plan kitchen / breakfast room and cloakroom / WC. On the first floor, there is a landing area, generous master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. This lovely home also has country walks from nearby the front door - ideal as you do not have to put the children or the dogs in the car! The property is located near the centre of the popular Somerset village of Sparkford, which has amenities including an ancient parish church, petrol station and stores, the Supercar café and a village pub. The friendly village of Sparkford has a public house, playing field, an active parish hall for Scouts and toddler groups, St Mary Magdalene church and Sparkford is in the Cam Vale Benefice centred on Queen Camel. Schools include Hazelgrove Preparatory School and there is the nearby pre-school and primary school of Countess Gytha in Queen Camel.



Council Tax Band: C



Sparkford is brilliantly poised between Sherborne and (the much name-checked and trendy) Bruton. The village is also home to Horrell and Horrell, listed as one of the UK's best dining experiences by Conde Nast, Olive Magazine, The Telegraph, and National Geographic. Sparkford is famous for the Haynes Motor Museum, home to the UK's largest collection of cars and motorcycles.

The nearest station is Castle Cary for the Paddington line. The Newt Country Estate and hotel is only ten minutes away. Local residents benefit from a reduced subscription - worth knowing if you are a garden lover or enjoy fine dining! There is easy access to the A303 trunk road linking the South West to London. It is only a short drive to the centre of Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Paved pathway to front door, outside light. Double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 16'1 maximum x 4'1 maximum. A useful greeting area providing a heart to the home, moulded skirting boards and architraves, radiator, timber effect ceramic floor tiles. Staircase rises to the first floor, doors lead to understairs storage space. Doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM / DINING ROOM:** 17'9 maximum x 14'5 maximum. A beautifully proportioned main reception room, uPVC double glazed window to the rear overlooks the rear garden, uPVC double glazed double French doors open onto the rear garden, contemporary cast iron log burning stove, stone surrounds and hearth, two radiators, TV point, telephone point, door leads to understairs storage cupboard space.

**KITCHEN BREAKFAST ROOM:** 14'10 maximum x 10'3 maximum. Another well-proportioned main room enjoying a light dual aspect with uPVC double glazed window to the front enjoying a sunny south westerly aspect, uPVC double glazed window to the side. An extensive range of contemporary kitchen units comprising timber effect laminated worksurface and surrounds, inset one and a half stainless steel sink bowl

and drainer unit with mixer tap over, inset electric hob with stainless steel splashback, a range of drawers and cupboards under, space and plumbing for washing machine, integrated dishwasher, integrated fridge and freezer, fitted stainless steel electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, timber effect ceramic floor tiles, radiator.

Door from the entrance hall leads to

**CLOAKROOM / WC:** 5'4 maximum x 3'1 maximum. Fitted low level WC, wash basin, tiling to splash prone areas, radiator, timber effect ceramic floor tiles, extractor fan.

Staircase rises from the entrance hall to the

**FIRST FLOOR LANDING:** 12'11 maximum x 3'11 maximum. Moulded skirting boards and architraves, ceiling hatch to loft space. Oak doors lead to airing cupboard housing pressurises hot water cylinder and immersion heater, slatted sleeving. Oak doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 14'10 maximum x 10'2 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting board and architraves. Oak door leads to

**EN-SUITE SHOWER ROOM:** 7'3 maximum x 7' maximum. A white suite comprising low level WC, wash basin with mixer tap over, double sized glazed shower cubicle with wall mounted mains shower over, tiling to dado height and splash prone areas, ceramic floor tiles, chrome heated towel rail, extractor fan, shaver light and point.

**BEDROOM TWO:** 10'2 maximum x 10'6 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, TV point.

**BEDROOM THREE:** 10'11 maximum x 7'2 maximum. A third generous bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.

**FAMILY BATHROOM:** 7'1 maximum x 6'3 maximum. A modern white suite comprising

low level WC, wall mounted wash basin with mixer tap over, tiled panel bath with glazed shower screen over, wall mounted mains shower tap arrangement over, tiling to splash prone areas, ceramic floor tiles, radiator, uPVC double glazed window to the front, shaver point, extractor fan.

#### OUTSIDE:

At the front of the property is a portion of front garden laid to flowerbed enjoying a selection of mature plants and shrubs. Paved pathway leads to the front door with outside light.

At the rear of the property a dropped curb gives vehicular access to a

**DOUBLE TIMBER CARPORT:** 18'11 in depth x 18'11 in width. Light and power connected, rafter storage above, power point.

**PARKING:** There is a further gravel area to the right of the double carport providing further occasional parking if required.

At the side of the property there are timber bordered flowerbeds enjoying a selection of plants and shrubs.

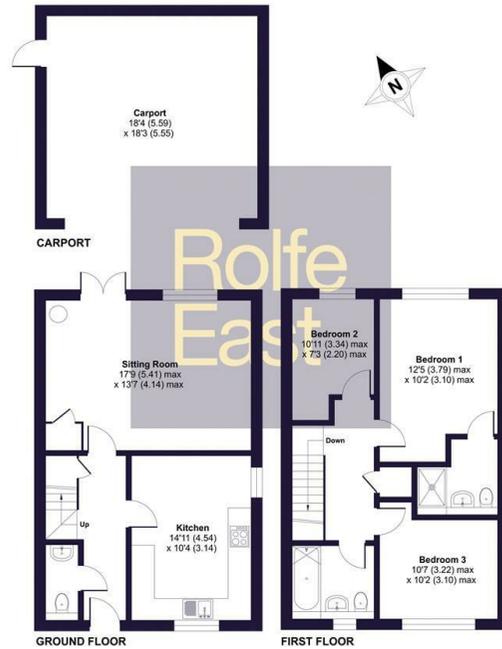
The **MAINS GARDEN** is situated at the rear of the property 34'9 in depth x 19'8 in width. It is level and laid mainly to lawn, there is a paved patio seating area, a variety of well stocked flowerbeds and borders, outside lighting, outside tap, air sourced heat pump, outside power points, timber log store, a timber garden gives access to the side of the property.



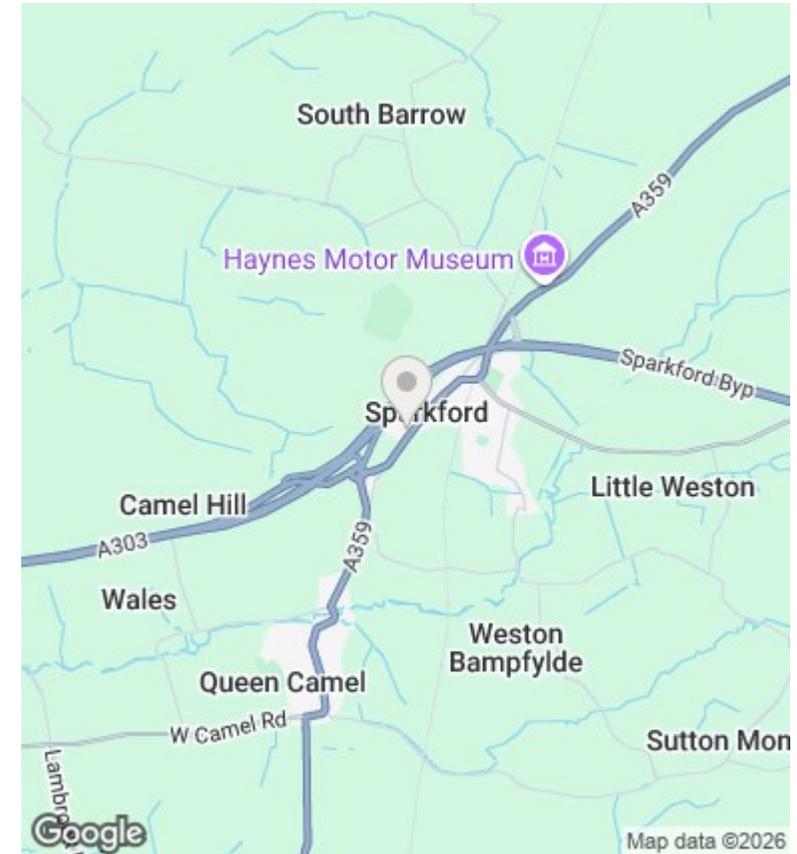


**Goodwood Drive, Sparkford, Yeovil, BA22**

Approximate Area = 1026 sq ft / 95.3 sq m (excludes carport)  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1411149



**Directions**

**Viewings**

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

**Council Tax Band**

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	