

WOODLANDS
SPARKFORD
BA22 7LH



£685,000



Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

Woodlands, Cary Road, Sparkford, Somerset, BA22 7LH

Woodlands Cottage is a rare find, tucked away in a wonderful semi-rural location adjoining 27 acres of designated ancient semi natural woodland and site of special scientific interest.

This delightful property is understood to have been a gamekeepers cottage built circa 1870. The current owners have extended and tastefully refurbished the property throughout creating a truly stunning home full of charm and character blended with modern day needs.

The cottage is set back from the road at the end of a track within its own beautiful, landscaped gardens enjoying countryside views and its very own rear woodland.

The property provides three bedrooms (including ground floor), living room, reception hall, modern kitchen/breakfast room, utility room with cloakroom and externally a range of barns and outbuildings.

The front door opens into a large reception room/entrance hall being a lovely cosy room with feature fireplace and stairs to the first floor. To your left, there is a stunning living room with vaulted ceiling, dual aspect windows providing lots of natural light, fitted burner and French doors opening to patio seating area.

To the rear of the cottage is a modern 'Shaker style' kitchen/breakfast room with a range of wall mounted and floor cabinets in an attractive dark blue finish. There is a ceramic sink with mixer tap, eye level oven, inset hob with extractor hood overhead and under counter space for white goods, central island and raised seating area creating an ideal cooking and entertaining area. Beyond the kitchen there is a utility/boot room with fitted floor cabinets and work surface, which provides further space for white goods. Adjoining the utility is a stylish modern cloakroom.

Completing the ground floor accommodation is a double bedroom with dual aspect, walk-in dressing room and modern en-suite shower room.

Moving upstairs, there a double bedroom to the front with an en-suite shower room, and at the rear is a further double bedroom and family bathroom.

OUTSIDE

A five bar gate opens to a large private turning circle with parking for several cars and car port. A pathway with landscaped gardens and planted borders on both sides leads to the front door with a canopy porch.

The property sits within approximately 1.5 acres of private gardens and woodland with well-maintained mature gardens full of colour and interest including bushes, plants and trees. The gardens have far reaching countryside views and an external summer house and garden pond. To the rear is a large workshop with boot room attached, pole barn housing chickens and ducks and other useful outbuildings. To the side is a double garage with an earth base.

The property has its own private gated access to 27 acres of ancient bluebell woodland with many pathways providing delightful walks.

SERVICES: Mains water, electricity, private drainage treatment plant, oil fired central heating and telephone all subject to the usual utility regulations.

TENURE: Freehold **COUNCIL TAX BAND:** E

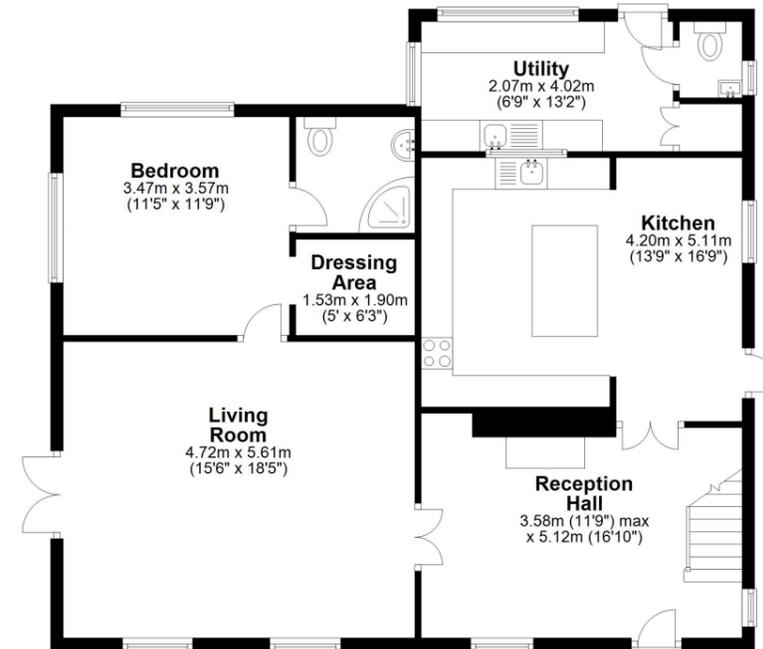
LOCATION: Sparkford is extremely well located for access onto the A303 trunk road which links London to the South West, whilst Castle Cary provides a fast rail link direct to London Paddington. Sparkford has a public house and garage with supermarket. Yeovil and Sherborne are close by and between them offer a huge variety of shopping services and recreational facilities. There is a choice of prep schools and public schools including Hazelgrove, Sherborne, Leweston and Millfield. The Newt with its splendid gardens and hotel is just a ten minute drive away.

Important Hambleton Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

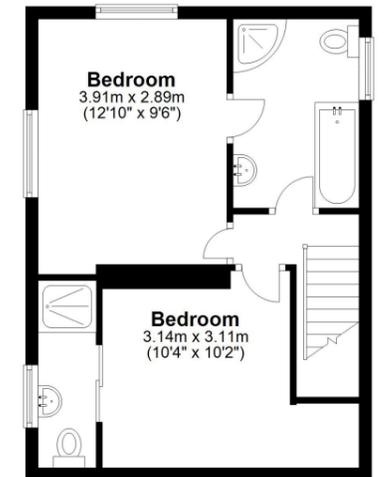
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		94
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	58	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Ground Floor
Approx. 97.1 sq. metres (1044.9 sq. feet)



First Floor
Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 133.6 sq. metres (1438.2 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.
Plan produced using PlanUp.

Woodlands, Sparkford

