



**HAMBLEDON**  
ESTATE AGENTS

**7 CHURCHFIELD DRIVE  
CASTLE CARY  
BA7 7LA**



**£240,000**

- ◆ DELIGHTFUL TWO BEDROOM END TERRACE HOUSE
- ◆ LIGHT & AIRY SITTING/DINING ROOM ◆ FITTED KITCHEN
- ◆ CONSERVATORY ◆ LARGER GARDEN ◆ GARAGE
- ◆ RECENTLY INSTALLED DOUBLE GLAZED WINDOWS
- ◆ VIEWING HIGHLY RECOMMENDED

# 7 Churchfield Drive, Castle Cary, Somerset, BA7 7LA.

A wonderful opportunity to purchase a two bedroom end terrace house situated within one of the towns most popular residential areas. This outstanding property enjoys the benefit of a garage, generous side and rear gardens offering potential to extend, and recently installed double glazed windows with a modern grey finish.

An enclosed entrance porch opens to a light and airy sitting/dining room with a large understairs recess. The kitchen extends the full width of the house and opens to a useful conservatory/utility area enjoying an outlook over the garden.

Upstairs, there is a family bathroom and two bedrooms, with the principle bedroom being a generous double with far reaching views.

The rear garden is a particular feature being larger than many similar two bedroom properties on the development.

We highly recommend an internal viewing on this delightful home being ideal for first time buyers, investors and someone looking to downsize from a larger home.

**LOCATION:** Castle Cary is an attractive and bustling market town characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. There are many independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, public houses and tea shops. There are large supermarkets only a 15 minute drive away in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate are a hotel and spa, farm shop, restaurants and garden shop. Just a short drive away along with the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary provides a direct line to Paddington and the A303 road link is a few miles south. There are excellent state schools in the area, and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove, Port Regis and St Mary's Shaftesbury.

## ACCOMMODATION

A modern composite front door with a grey finish opens to an enclosed entrance porch with a double glazed window to front aspect. UPVC double glazed door to:

**SITTING/DINING ROOM:** 16'1" x 13'5" A light and airy room with a double glazed window to front aspect, radiator, coved ceiling, understairs recess and door to:

**KITCHEN:** 13'5" x 6'10" Inset single drainer stainless steel sink unit with cupboard below, further range of wall and base units with work surface over, built-in electric oven with inset four burner gas hob above, wall mounted Vaillant gas boiler supplying domestic hot water and radiators, space and plumbing for dishwasher, double glazed window to rear aspect, rustic timber breakfast bar and obscured glazed door to:

**CONSERVATORY:** 8'1" x 9'9" Painted wood panelling to dado rail height, space and plumbing for washing machine and tumble dryer, outlook and door to rear garden.

From the sitting room stairs to first floor.

## FIRST FLOOR

**LANDING:** Useful built-in cupboard with hanging rail and shelf and hatch to loft.

**BEDROOM 1:** 11'9" x 10'1" A spacious double bedroom with double glazed window to front aspect with distant hill top views, radiator and recess with fitted shelf and hanging rail.

**BEDROOM 2:** 11'4" x 7' Radiator and double glazed window overlooking the rear garden.

**BATHROOM:** Panelled bath with shower over, low level WC, wash basin unit, radiator, double glazed window and tiled to splash prone areas.

## OUTSIDE

There is a wide frontage to the property with areas of lawn and loose stones providing low maintenance. Double gates provide easy access to the side garden which also offers plenty of scope for an extension (subject to the usual regulations). The side garden has an area of gravel ideal for storing a trailer etc, and then leads to lawn which joins the rear garden with a paved terrace being ideal to sit and relax after a busy day. There is the convenience of an outside tap and light.

**GARGE:** Single garage in nearby block.

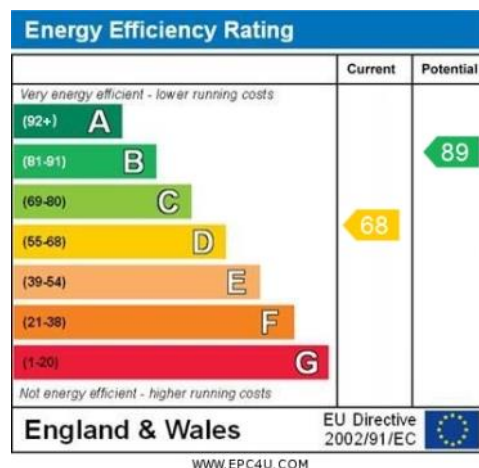
**SERVICES:** Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

**TENURE:** Freehold

**COUNCIL TAX BAND:** B

**VIEWING:** Strictly by appointment through the agents.

**IMPORTANT NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

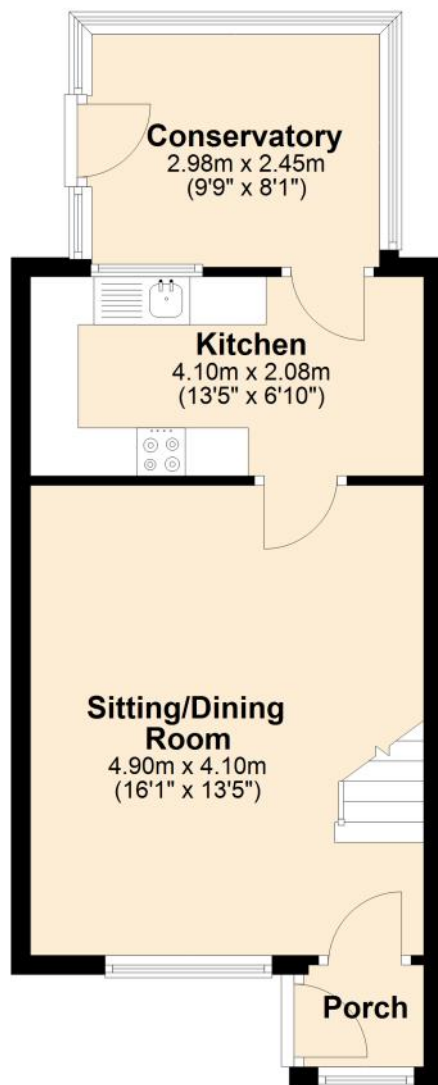






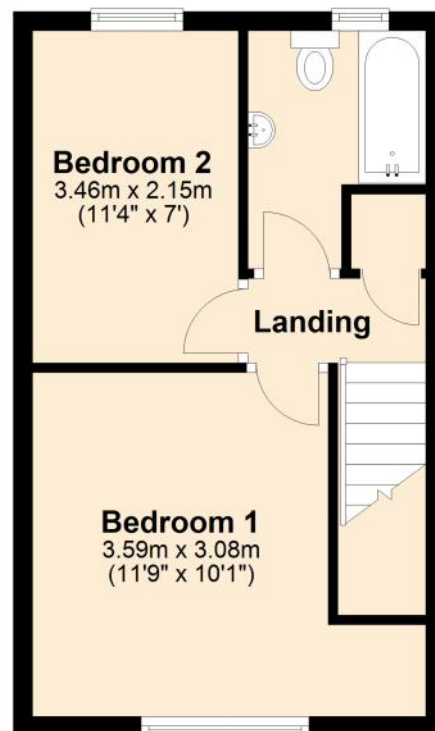
### Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



### First Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)



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