

**AINSTEY COTTAGE  
SPARKFORD  
BA22 7JT**



**£365,000**



**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.

# Ainstey Cottage, Ainstey Drive, Sparkford, Somerset, BA22 7JT.

A wonderful opportunity to purchase a two bedroom cottage forming part of an exclusive tucked away development situated in the grounds of a former Victorian rectory. The properties are approached by a long impressive driveway winding through an attractive wooded area. Ainstey Cottage is attached to a handsome period property and enjoys the benefit of a large mature private garden and generous off road parking.

The front door opens to the entrance hall with a cloakroom conveniently positioned to the right. Straight ahead a spacious light and airy living room beckons with a large window overlooking the garden. The living room seamlessly flows into a large conservatory with plenty of space for a large table ideal for family gatherings. Completing the ground floor is a kitchen/breakfast room fitted with a good range of units.

Moving upstairs, there is a stylish shower room with large shower cubicle and two double bedrooms with the master bedroom enjoying a dual aspect.

Venturing outside, the garden is a particular feature being of a generous size and arranged in two sections.

**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.

## ACCOMMODATION GROUND FLOOR

Front door with glazed panels to:

**ENTRANCE HALL:** Radiator, smooth plastered ceiling with downlighters and room temperature control.

**CLOAKROOM:** Low level WC, pedestal wash hand basin with tiled splashback, smooth plastered ceiling, radiator, extractor and double glazed window.

**LIVING ROOM:** 20'8" x 19'9" (narrowing to 11'10" L shaped) A spacious room with dual aspect overlooking the delightful garden. Radiator, smooth plastered ceiling, ceiling beam, television aerial point, double door to conservatory and door to inner lobby with understairs cupboard and opening to:

**KITCHEN/BREAKFAST ROOM:** 12' x 10'5" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with work surface over, built-in double oven, inset electric hob, oil fired boiler, integrated fridge/freezer, tiled floor, smooth plastered ceiling with downlighters, radiator and double glazed window overlooking the rear garden.

**CONSERVATORY:** 18'3" x 12'2" Exposed stonework to one wall, radiator, laminate wood flooring and double glazed French door to the garden.

From the sitting room stairs to first floor landing.

## FIRST FLOOR

**BEDROOM 1:** 13' x 11'10" A light and airy room enjoying a dual aspect. Radiator, smooth plastered ceiling, television aerial point and UPVC double glazed window.

**BEDROOM 2:** 12' x 10'6" Radiator, hatch to loft, built-in cupboard, smooth plastered ceiling and double glazed window overlooking the rear garden.

**SHOWER ROOM:** A modern suite with large shower cubicle, vanity wash basin unit, low level WC, fitted shelving, tiled to splash prone areas, smooth plastered ceiling with downlighters, electric shaver point, fitted shelving and double glazed window.

## OUTSIDE

A delightful private garden arranged in two sections with the formal area being laid to lawn with raised planters all enclosed by mature hedging and a wall. A gap in the hedge leads through to the second area of garden being less cultivated and ideal for wildlife.

**PARKING:** There is generous off road parking for two cars enclosed by a wall with an EV charging point and gate leading to the garden.

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

**Agent's Note:** Ainstey Drive is an un-adopted close managed by the residents. There is a small charge of £18.97 per month for the upkeep of the communal areas.

**COUNCIL TAX BAND:** D

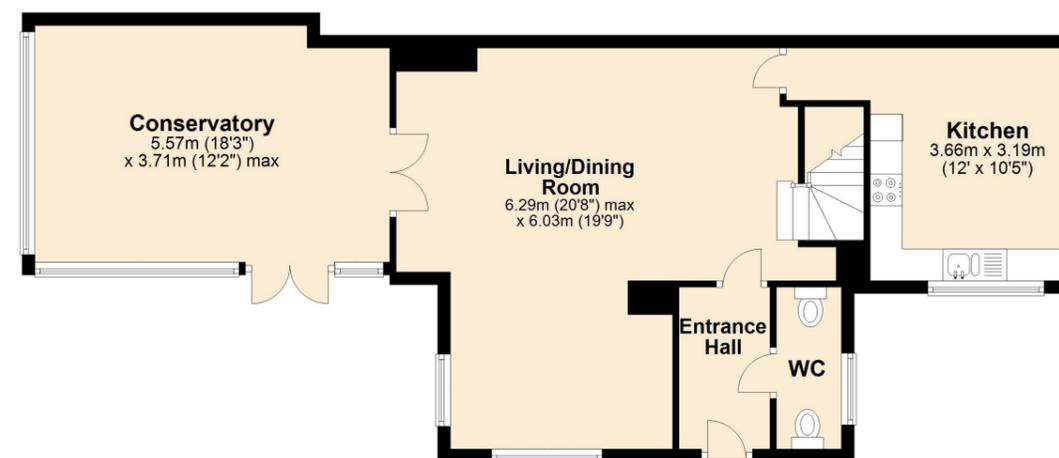
**TENURE:** Freehold

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	54	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



**Ground Floor**  
Approx. 75.5 sq. metres (812.9 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (408.5 sq. feet)



Total area: approx. 113.5 sq. metres (1221.3 sq. feet)

