

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Lime Tree House, 4 Ainstey Drive, Sparkford, BA22 7JT



Lime Tree House is a wonderful individually designed four bedroom detached home, forming part of an exclusive development found in a tucked away and incredibly tranquil position, having been carefully renovated to now blend impressive character features with desirable open plan living.

The home provides an entrance porch with storage cupboard, a now open plan kitchen/breakfast room with dining space, 'L' shape living room, bespoke timber frame extended sun room reception room, laundry room with W.C. and upstairs are the main bedroom with modern en-suite and three further bedrooms and family bathroom.

The home enters via a handy front porch/entrance hall with a deep storage cupboard and then into the main hall. The hall has a door to the lounge to the right and the access to the kitchen is straight ahead with the staircase to the first floor.

The bespoke 'Shaker style' contemporary timber finished kitchen found to the rear of the home comprises; a range of base and wall mounted cabinets, ceramic sink inset into the worktop with a window looking onto the front, space for a free standing range cooker with extractor hood overhead, space for a fridge/freezer and the extended worktop creates a central breakfast bar, built over feature brick base and allows for high level seating. The kitchen has part tiled walls and impressive timber character ceiling beams.

The kitchen also has room for a family size dining table and chairs looking onto a brick exposed focal feature fireplace complete with fitted burner and lintel. There is access via the dining area to the separate utility/laundry room with a stainless steel sink inset into the worktop which has space below for white goods. From the laundry room is a ground floor cloakroom with fitted wash hand basin within a vanity unit and W.C.





The living room to the right of the home is within a 'L' shape arrangement which provides a cosy front living area with space for lounge furnishings and a fireplace which has a large 7kw log burner installed having been legally lined and flued. To the further section of the living room behind, is a lovely seating area which is ideal for sitting and reading, a large window looking onto the garden allows for lots of natural light.

A real feature of the property is the addition of a bespoke timber frame sun room which is an incredible area to sit, it suits all weather with a fitted log burner for a cooler periods and double doors opening onto the garden to make the most of the sun. The room has three skylight windows and an almost fully glass gable end.

Making your way upstairs the home offers a good size landing with lots of natural light. Doors from the landing lead to the four bedrooms, family bathroom and a door to the airing cupboard.

The main bedroom to the rear of the home is a good size double with dual aspect views onto the garden and the added benefit of a modern en-suite shower room.

There are three other good size bedrooms all with built in storage and being served by the modern fitted family bathroom suite with a panelled bath with mixer shower and screen, W.C and wash hand basin into vanity unit.





The garden enjoys a great deal of privacy whilst being appropriately arranged to work for a keen gardener or someone with preference to low maintenance. The garden has a large lawn section and raised deck seating area to the far end ideal for entertaining.

Immediately accessed from the sun room is a real sun trap sensibly positioned patio seating area and an extra seating area set under a wooden canopy with growing grape vine.

The garden boasts a stunning range of colour with current potted plots, there are mature planted trees and bushes within a shingle border and the owners may be leaving the currently fitted hot tub.

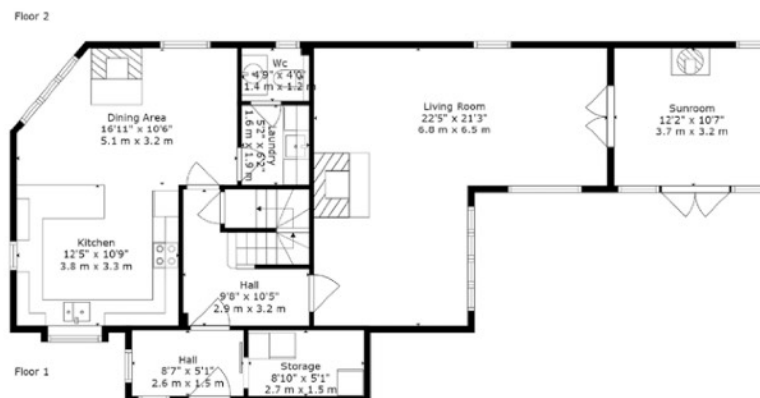
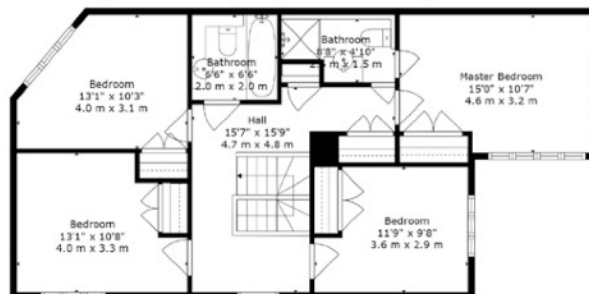
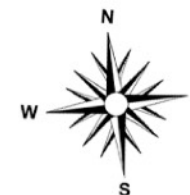
To the front of the home is a private brick paved access driveway leading to the homes shingle parking, which in turn leads to the wood cladded garage. To the side of the garage is a wood store and to the left hand side of the home is low level box style hedging surround.

About the area

Sparkford is a well-located village between Castle Cary, Sherborne and Yeovil. The A303 is nearby, providing good access to the larger surrounding towns and London. Within the village is a useful convenience store and fuel station, a church, active village hall, and the well renowned Hazelgrove prep school. There is also highly regarded educational provision at Bruton, Sherborne, Street, etc.



4 Ainstey Drive, Sparkford, Somerset, BA22 7JT



Approximate Gross Internal Area

TOTAL: 1834 sq. ft, 170 m²
 FLOOR 1: 1014 sq. ft, 94 m², FLOOR 2: 820 sq. ft, 76 m²
 EXCLUDED AREAS: STORAGE: 45 sq. ft, 4 m², BAY WINDOW: 4 sq. ft, 0 m²

Scale, Measurements And Placement Of Doors And Windows Are Approximate.

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint 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 or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

