

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



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Found in an incredibly private and tucked away tranquil location, Woodlands cottage presents a once 1870 (approx) cottage of which has been extensively and carefully extended, whilst accessed via a private lane and sitting within its own beautiful wrap around landscaped gardens with stunning countryside views and its very own rear private woodland.

The home now provides three bedrooms (including ground floor), living room, reception hall, modern kitchen/breakfast room, utility room with cloakroom, three shower/bathrooms and externally a range of outbuildings including double garage and workshop.

The property leads you via a central access pathway with pretty landscaped gardens and planting borders on both sides to the front door with front porch.

The front door brings you into a generous size reception room/entrance hall which is a lovely cosy room with feature fireplace and stairs to the first floor.

The living room is dual aspect and found to the left hand side enjoying lots of natural light whilst offering ample space for lounge furnishings. The room benefits from vaulted ceiling height, and a fitted burner with French style doors opening onto the external patio seating area.

The home enjoys a stunning modern 'Shaker style' installed kitchen/breakfast room located to the rear right, the kitchen has a range of wall mounted and floor cabinets finished in an attractive dark blue finish. The kitchen has a fitted ceramic sink with mixer tap, fitted eye level 'Hotpoint' oven, Fitted hob inset into the Marble worktop with extractor hood overhead and under counter space for white goods.





In the centre of the kitchen an intelligent central island and raised seating area creates an ideal cooking and entertaining arrangement.

Behind the kitchen, a door leads into the adjoining utility room with fitted floor cabinets under the worktop, and further space for white goods. Accessed from the utility is a tastefully modern cloakroom and rear door to the gardens.

Located to the left of the ground floor from living room, is a current double bedroom with dual aspect light, a walk in dressing room and completes with a modern en-suite shower room.

Making your way upstairs the home provides a double bedroom to the front which has the added benefit of an en-suite shower room.

To the rear is a further double bedroom with a four piece bathroom suite.

Outside.

Externally Woodland cottage sits within 1.5 acres (approx) of private gardens and woodland, with the well maintained and mature external gardens full of colour and a range of mature bushes, plants and trees. The gardens have far reaching countryside views and an external summer house and garden pond.

To the rear of the home is a large garage/workshop, chicken/duck coup and other useful outbuildings with double front parking porch.



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To the side of the home is a great size double garage with separate doors and power ideal for a range of uses or extra storage.

The home enjoys its own private gated access to its woodland which enjoys pretty bluebells when in bloom and peaceful walks.

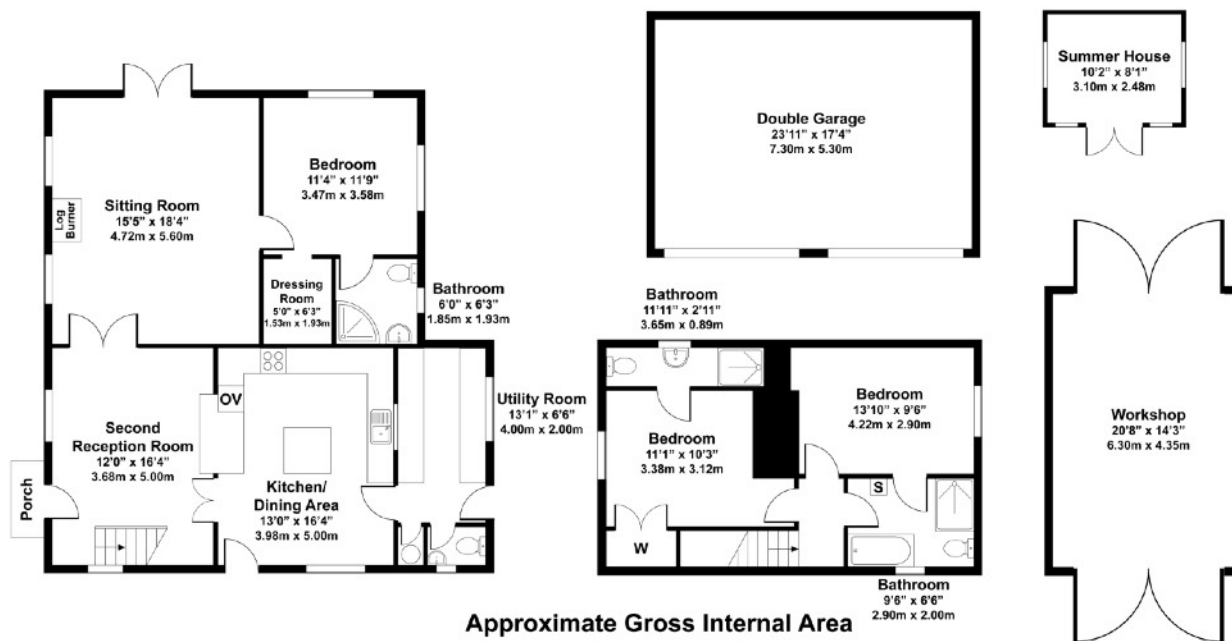
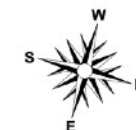
To the front of the home the access also has an enclosing gate and there is laid driveway allowing easy access and turning.

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.



Woodlands Cottage, Car Road, Sparkford, BA22 7LH



Approximate Gross Internal Area

Ground Floor: 1059 sqft - 98.4 sqm
 First Floor: 460 sqft - 42.7 sqm
 Garage: 417 sqft - 38.7 sqm
 Workshop: 295 sqft - 27.4 sqm
 Summer House: 83 sqft - 7.7 sqm
 Total: 2314 sqft - 214.9 sqm

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.

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

