

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



5 PARK PLACE, CASTLE CARY, BA7 7EG



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A detached three bedroom bungalow in one of the best positions within the town, set at the end of a cul de sac with countryside views and the high street within a stone's throw. 5 Park Place enjoys accommodation including an entrance hall, sitting room, dining room, kitchen, conservatory, three double bedrooms and bathroom.

There is off-street parking, a garage, and lovely gardens backing onto Park Pond at the base of Lodge Hill.

Accommodation

5 Park Place is probably the best located bungalow in the entirety of Castle Cary. The property sits at the end of the cul-de-sac at the foot of Lodge Hill and the wrap around gardens adjoining the beautiful park pond. In addition the property is less than a one minute walk to the High Street and all amenities with level access to and from the property.

The bungalow itself requires some cosmetic improvement but the potential is immense. Entering the property, there is an internal lobby with space to hang coats which then opens to a central entrance hall. The sitting room on the right hand side enjoys an idyllic view, as well as having a feature Hampton fireplace, and an open plan flow into the dining room. The kitchen also adjoins the dining room, and requires updating. Currently, there is an electric cooker, and fitted units with laminate worktops. Leading off the kitchen, there is a conservatory which enjoys a lovely aspect of the garden.

There are three bedrooms at 5 Park Place, each large enough to fit a double bed and two have built-in wardrobes. The bathroom has a bath with overhead shower, basin and WC.





Outside

At the front of the property there is a driveway providing parking for one vehicle in front of the garage which has an up-and-over door, and a back door into the garden. The gardens wrap around the house, sitting beneath the stunning back drop to the rear. Very few properties in the countryside have a view quite so impressive, let alone a bungalow in the town centre.

About the area

Castle Cary is described by Sir Nikolaus Pevsner, the eminent architectural historian, as Somerset's prettiest town, set in beautiful unspoilt countryside. The town is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. These shops cater for most everyday needs whilst Shaftesbury, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are in easy driving distance.

"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 & Spa, Farm shop, restaurants and house & garden shop.

On the outskirts of Castle Cary is the railway station with its direct line to Paddington and the A303 Road link is a few miles south. There are excellent state schools in the area - Ansford Academy boasts excellent exam grades and independent schools include the Sherborne and Bruton schools, Millfield, Wells Cathedral, Hazelgrove and Port Regis.





Services

Mains gas, water, drainage and electricity.

Tenure: Freehold

Energy Performance Rating: E

Council Tax Band: D



Approximate Floor Area = 81.4 sq m / 876 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 94.9 sq m / 1021 sq ft



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.

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