MANOR CLOSE

gth

SPARKFORD









6 Manor Close

Sparkford, Yeovil, Somerset, BA22 7JZ

3 | 4 | 2 | 262 sq m

An impressive detached four bedroom substantial family home, tucked away within a select development, with double garage and magnificent gardens amounting to approximately 0.34 of an acre.

Freehold

Guide Price £775,000

DESCRIPTION

Built in 1985 of warm reconstituted stone elevations under a tiled roof, 6 Manor Close enjoys an enviable location set within a small attractive development of similar style homes, providing a peaceful and secluded setting. This impressive home offers incredible living spaces, all maintained to a high standard by the current owners. The gardens are an absolute delight and will appeal to garden enthusiasts and equally a growing family, and are undoubtedly what sets this property apart from others of its kind. Internally this home feels very individual and upon entering the property you cannot fail to be impressed by a particularly spacious hall with attractive staircase rising to a beautiful galleried landing flooded with natural light. The proportions of accommodation throughout the property are exceptional, with most principle rooms enjoying wonderful views over the garden. The sitting room is considerably substantial and has a beautiful natural stone fireplace with Jetmaster open fire to its centre, and links seamlessly through to the conservatory which benefits from both central and underfloor heating enabling use throughout the seasons. There is a generous dining room with mock fireplace and outlook overlooking the garden, a super reception room which would also make an ideal study or games room. The kitchen/breakfast room has a bright dual aspect and has been tastefully modernised in recent years. There is an extensive range of wall and base cupboards as well as drawers which are enhanced with light granite work surfaces over and integrated appliances include a Neff double electric oven and warming drawer, an electric

induction hob with extractor hood over, integrated fridge and a dishwasher. Additionally there is a central island unit and a separate utility room which has space for a range of white goods, very generous storage and access to the integral garage (water softener) and the garden.

On the first floor a stylish galleried landing provides a great work space if required, excellent storage cupboards and links the four double bedrooms, which all have fitted wardrobes. The master bedroom has extensive fitted wardrobes and a contemporary ensuite shower room which is fully tiled with matching wall and floor tiles and a large walk in shower cubicle, wc, basin and heated towel rail. The remaining bedrooms are served by a family bathroom which has both a bath, a separate shower and heated towel rail.

OUTSIDE

The front gardens of the property are laid to a combination of tarmacadam driveway providing ample parking and lawn which adds a natural softness to the front elevation of the property. There is access to the double garage which is equipped with twin electrically operated doors, power, light and excellent loft storage.

The superb rear garden is an absolute gardener's paradise, with everything catered for. The gardens are for the most part laid to lawn interspersed with striking established shaped floral borders. There are a range of beautiful specimen trees and of particular interest a wonderful Tibetan cherry tree. The garden offers much privacy and seclusion and has been thoughtfully arranged in every aspect having been tastefully landscaped and much loved by the current owners. An extensive terrace abuts the width of the property from which to relax, entertain and take in the tranquillity of the surroundings and a further area of terrace can be found outside the summerhouse which is equipped with power and light. To one side of the garden there is a large shed and a greenhouse and an area of raised flower and vegetable beds. The garden enjoys a West facing orientation and is fully enclosed.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Oil fired central heating. Recently installed oil tank and boiler.

Council Tax: South Somerset Council—Tax Band F

SITUATION

6 Manor Close is located in a quiet backwater in the village of Sparkford that lies to the North of both the historic Abbey town of Sherborne and the local regional centre of Yeovil. The village has a filling station/mini supermarket on the West side, a church, a village hall, a public house and a cricket club while both Sherborne and Yeovil provide between them an excellent range of cultural,







recreational and shopping facilities. Sporting, walking and riding opportunities abound within the area with golf clubs at Wheathill, Sherborne and Yeovil while the region is well known for both its public and privately funded schools. Communication links are good with main line stations at both Castle Cary and Sherborne linking directly with London Paddington and London Waterloo respectively while road links are along the A303 joined nearby giving swift access to London and the Home Counties along the M3, M25 route.

DIRECTIONS

What3Words:///rotate.corporate.impaired

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 53 Mbps, highest available upload speed 10 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding.







VIEWING

Strictly by appointment with the agents

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Manor Close, Sparkford, Somerset, BA22



Approx. Gross Internal Floor Area 2821 sq. ft / 262 sq. m

© 2022 Greenslade Taylor Hunt. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

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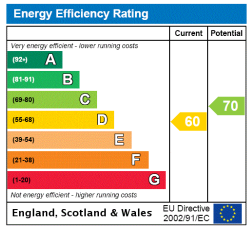

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor 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.









