



Church Road, Sparkford, Yeovil, Somerset, BA22

Guide Price: £332,500

Freehold

Church Road Sparkford, Yeovil, Somerset, BA22

 3  2  2  1,248sq ft

End of Terrace Property

Three Double Bedrooms

Sitting Room with Log Burner

Garage and Driveway Parking

Low-Maintenance Garden

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ABOUT THE PROPERTY

A fantastic opportunity to acquire a well-proportioned, three-bedroom, end-of-terrace house in excellent decorative order. This property has been extended to create a wonderful family home with principal bedroom and en-suite, two further double bedrooms, sitting room, kitchen, dining room, conservatory, office, utility room, private garden, garage and ample parking. Located in the sought-after village of Sparkford this home must be seen to be fully appreciated.





GROUND FLOOR

Entering the property, a coat and shoe cupboard is to the right with stairs to the first floor and inset glass display cabinet. The sitting room to the left, is a beautiful space to relax, exuding cottage charm with a stone fireplace and Oak mantel with log burning stove. The kitchen with shaker style cream wall and base units sits in a horseshoe with a 1½ bowl grey composite sink and drainer, filtered water tap, integrated fridge, extractor fan and freestanding electric double oven with 4-ring hob. The kitchen flows seamlessly into the dining room and conservatory beyond with sliding doors to the garden providing a wonderful family area and entertaining space. A hallway to the right of the kitchen provides access to the downstairs WC, garage, back door into the garden and utility room with sink and worktop with space for a washing machine and tumble dryer.

FIRST FLOOR

Upstairs, an attractive glass display shelving unit is inset into the wall. A double bedroom to the front is fitted with built-in wardrobes, dressing table and door to a large airing cupboard. The double bedroom to the rear is also fitted with a built-in wardrobe with both rooms having the use of the family bathroom with bath and electric shower over, obscured window, white heated towel rail and vanity unit with sink and WC. The fully boarded loft is accessible from the landing with access ladder. Into the extension, the spacious principal bedroom with large, pitched roof Velux and en-suite shower room with sink and WC is an impressive room and a home office is located across the hallway overlooking the garden.



OUTSIDE

The house sits behind a low stone wall with black wrought iron gates opening onto the driveway in front of the 1½ size garage with up and over door, electricity and lighting. A lawned area to the left is bordered with established shrubs. The low-maintenance, private rear garden is fully enclosed with wooden fencing and has been landscaped with an area for seating just beyond the conservatory. Steps lead up to a paved patio area with a wooden shed and gate to a pathway at the side of the house. An area of artificial lawn is bordered by railway sleepers and a wooden corner arbour seat is a beautiful addition to the space.

LOCATION

The village of Sparkford, on the A359, is conveniently located close to the A303 providing links with the M3 and M5. Within the picturesque Vale of Camelot, Sparkford is served by the Sparkford Inn, Cricket Club, Parish Hall and the Church of St. Mary Magdalene. Sparkford Services and McDonalds are nearby, with Haynes Motor Museum, the Fleet Air Arm Museum and Cadbury Castle Hillfort both within a five-mile radius. The area is served by highly regarded private and state schools with Hazelgrove Preparatory School just two miles away. Mainline railway stations are also within reach at Sherborne (offering routes from Waterloo to Exeter) and Castle Cary (with connections to Weymouth, Salisbury, Bath, Bristol, and London Paddington). Nearby towns include Sherborne, Yeovil, Castle Cary and Bruton.

What3Words:///drooling.area.newlywed



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

Local Authority: Somerset

Services: Oil Fired Central Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

sales@kingslandproperty.com

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Approximate Area = 1248 sq ft / 115.9 sq m

Garage = 216 sq ft / 20.1 sq m

Total = 1464 sq ft / 136 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1315990



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.