



Blackford, Yeovil, Somerset, BA22

Guide Price: £1,200,000

Freehold

Fair Oak

Blackford, Yeovil, Somerset, BA22

 4  3  2  2,195 sq ft

Luxury Custom-Build Home

Four Double Bedrooms

Set in Half an Acre

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ABOUT THE PROPERTY

An exceptional opportunity to create your own country residence in collaboration with the highly regarded Hopkins Estates. Fair Oak is a luxury custom-build home, set within half an acre in the sought-after Somerset village of Blackford. Combining timeless natural stone elevations with contemporary touches such as cedar cladding and solar PV panels, this property offers the perfect balance of traditional charm and modern living. With the chance to influence interior finishes, including kitchens and bathrooms, Fair Oak allows you to create a home tailored to your own style.

GROUND FLOOR

A welcoming oak post-covered porch leads into a spacious entrance hall, setting the tone for the light-filled interiors. The living room enjoys a triple aspect with French doors opening directly to the garden. A fireplace with a multi-fuel burner provides a focal point, creating an inviting space for relaxing or entertaining.

Double doors open to the kitchen, dining and family room – the heart of the home. The fully fitted kitchen is designed with both style and function in mind, while the adjoining dining room accommodates a large table for family gatherings. A dual-aspect family area extends the living space further, complete with French doors to the garden and Velux windows that fill the room with natural light.

The utility room, conveniently located off the kitchen, features a ceiling lantern, sink, and direct access to the rear garden. A cloakroom with WC and basin completes this practical wing of the house.

From the family room, a corridor with Velux rooflights leads to two double bedrooms, both with en-suite shower rooms. Bedroom 1 is finished with built-in wardrobe, French doors to the garden, and a luxurious en-suite with twin basins. Bedroom 2 also enjoys French doors opening to the garden, blending indoor and outdoor living.



South East Elevation



North East Elevation



FIRST FLOOR

Upstairs, two further spacious bedrooms provide versatile accommodation. Bedroom 3 is bright and airy with a dormer window, while Bedroom 4 benefits from built-in storage and another dormer window with views across the grounds. The family bathroom offers both a bath and separate shower, with high-quality fixtures and finishes throughout.

Fair Oak is more than just a house – it is a bespoke country home designed around your lifestyle, offering luxury living in a highly sought-after Somerset village.



North West Elevation



South West Elevation



OUTSIDE

Approached via Quarry Hill, Fair Oak is set back behind a gated entrance with a sweeping driveway. To the right sits the double garage with attached home office, finished with cedar cladding, an anthracite grey roller door and a red double Roman tile roof. The garage is also equipped with PV solar panels. The home office features a window for natural light, providing a perfect work-from-home environment.

SPECIFICATION OPTIONS

Purchasers will have the opportunity to influence interior design choices, with Hopkins Estates recommending a premium specification:

- Bathrooms elegantly appointed with Laufen sanitaryware, VADO brassware, and Aqualisa digital showers.
- Luxury tiling from Spanish manufacturer Porcelanosa, combining timeless style with exceptional quality.

What3Words///soldiers.fantastic.motoring

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

Local Authority: Somerset

Services: Air Source Heat Pump, Optional Extra of PV and Battery Storage Subject to Grid Connection Agreement, Electricity, Super-Fast Broadband, EV Charging Point, Mains Water and Private Drainage System.

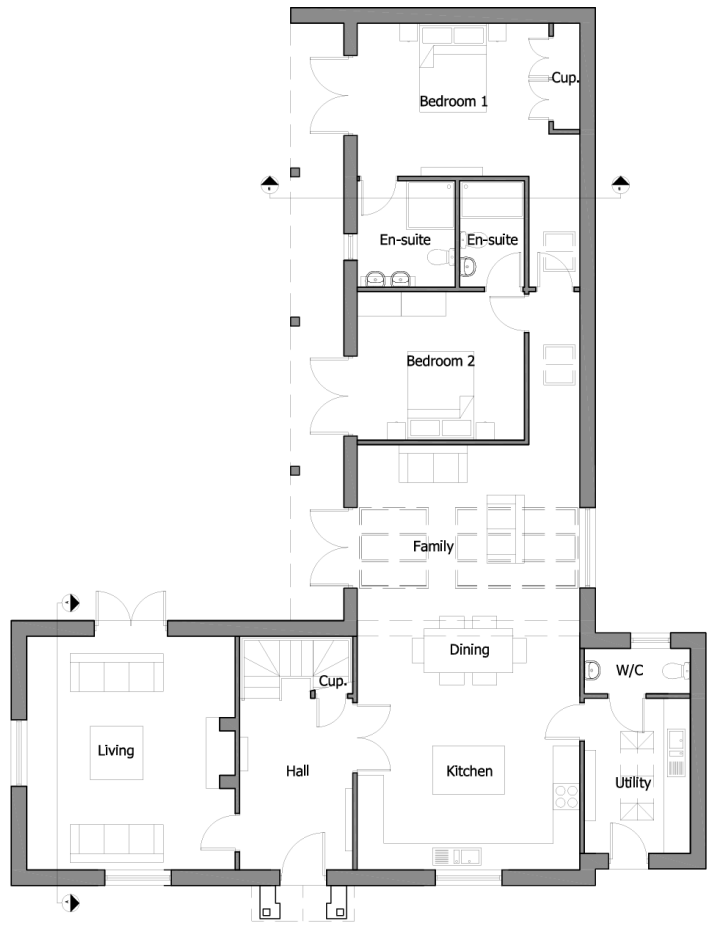
VIEWING

Strictly by appointment with the agents at
KingsLand Property.

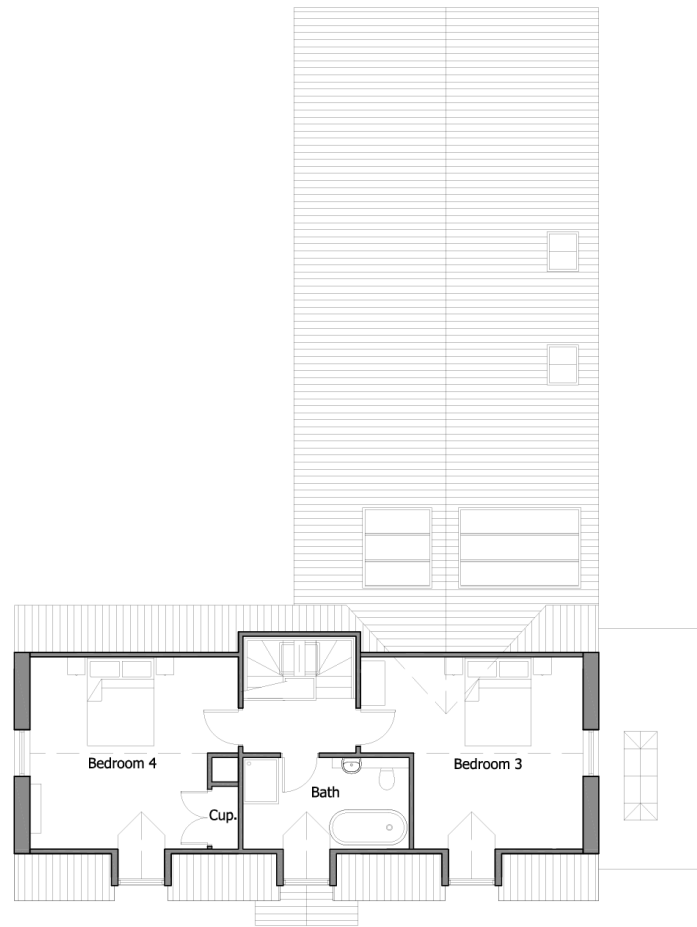
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Ground Floor Plan



First Floor Plan





KingsLand
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Registered in England.

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.