



Kingfisher Road, Evercreech, Somerset, BA4

Guide Price: £500,000
Freehold

Kingfisher Road

Evercreech, Shepton Mallet,
Somerset, BA4

 4  2  3  1,409 sq ft

Detached Modern Property

Four Bedrooms

Spacious Kitchen/Breakfast Room

Garage and Driveway Parking

Garden Office

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ABOUT THE PROPERTY

Situated within the popular residential area of Kingfisher Road in Evercreech, this modern and well-appointed four-bedroom detached home offers generous family accommodation, contemporary finishes throughout and an enclosed rear garden with high-quality outbuilding. The property further benefits from a garage, driveway parking and versatile living spaces, making it an ideal home for growing families or those working from home.





GROUND FLOOR

The front door opens into a spacious entrance hall finished with wood-effect laminate flooring and features a built-in cupboard providing practical storage for coats and shoes, with solid wood doors throughout the first floor, accentuating the modern feel. A cloakroom sits off the hallway and is fitted with a WC, vanity basin and heated towel rail. Also accessed from the hallway is a study, ideal for home working, with wood-effect laminate flooring and a front-facing window. The living room, with bay window, is positioned at the front of the property with a door through to the dining room, grey wood-effect laminate flooring underfoot and central pendant lighting. Rear-facing glazed patio doors open onto the garden, while a wood-panelled feature wall creates a focal point. The kitchen/breakfast room is fitted with off-white gloss cabinetry, white granite effect worktops and black accent handles. Integrated appliances include a fridge/freezer, dishwasher, oven and four-ring induction hob with extractor above. Under-cabinet lighting enhances the space, while the sink sits beneath a rear-facing window with an integrated drainer and instant hot water tap. The U-shaped kitchen incorporates a breakfast bar, and an additional seating area is positioned beside double patio doors flanked by full-height windows, allowing natural light to flood the space. A separate utility area offers additional worktop space, room for appliances and a side door opening onto the driveway.

FIRST FLOOR

The principal bedroom is a spacious front-facing double room enjoying dual-aspect windows to the front and side. The en-suite shower room features a large walk-in shower with gold-accent rainfall shower and hand attachment, vanity basin with matching gold tap, LED-backlit mirror, vertical gold heated towel rail, WC and a combination of light, wood slatted wall panelling and granite-effect shower surround. Bedroom two is another generous front-facing double bedroom with a bay window and an over-stairs storage cupboard. Bedrooms three and four are both rear-facing double bedrooms, offering flexible accommodation for family or guests. The family bathroom is fitted with a wide wall-mounted vanity unit and basin, WC and a bath with ceiling-mounted rainfall shower. Granite-effect wall panelling surrounds the bath, complemented by grey wood-effect laminate flooring, a heated towel rail and a rear-facing obscured window. The landing features a loft hatch and large double airing cupboard with shelving.



OUTSIDE

The property is attractively presented with decorative slate to either side of the paved pathway that leads to the front door with outside lighting and storm porch. A driveway provides parking for multiple vehicles in front of the garage with an up-and-over door, lighting and power. A secure storage area sits at the rear of the garage.

The fully enclosed rear garden has been designed for low maintenance, featuring a combination of patio and decking areas with lighting, electrical sockets and a side gate providing access to the driveway. French doors from both the dining room and kitchen open onto the patio, creating an excellent flow between indoor and outdoor spaces. A standout feature of the garden is the fully insulated high-quality outbuilding, currently used as an office with underfloor heating, additional heating, dual-aspect windows, double-glazed doors, electrics and lighting – making this a versatile year-round space.

LOCATION

Evercreech, recorded in the Domesday book as 'Evrecriz', is a thriving village in Mendip situated between Shepton Mallet and Castle Cary and with easy access to the A371 and to the South the A303. Local amenities include a doctors' surgery, Pharmacy, Co-op, Post Office, bakery, hairdressers, car repair shop, an award-winning dog grooming parlour, fish and chip shop, village pub 'The Bell Inn' and St. Peter's church. Evercreech village hall is the hub of the community, holding regular events for local residents. The Evercreech Church of England Primary School and Acorn Pre-school located in the village were both rated as "good" by Ofsted in December 2021. Secondary schools can be found in the nearby towns of Shepton Mallet, Castle Cary and Bruton, with frequent bus services running. Sexeys school, in Bruton, is a mixed state boarding and day school and Private schools include Kings in Bruton, All Hallows in Shepton Mallet and Hazelgrove Prep in Sparkford. The village is also perfectly positioned for commuting, with the main line train service at Castle Cary just four miles away providing links to London and Bristol. Other nearby attractions include the Bath & West Showground, The Newt (a country estate with magnificent gardens) and Hauser & Wirth; a contemporary and modern art gallery and its Roth Bar and Grill.

What3Words///[absorb.firewall.snored](#)



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: E
Local Authority: Somerset

Services: Gas 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 we cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	B4 B	
69-80	C		
55-68	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

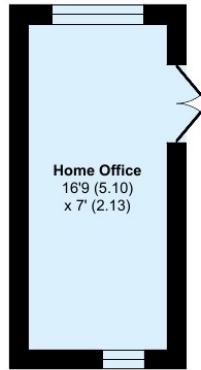
Kingfisher Road, Evercreech, Shepton Mallet, BA4

Approximate Area = 1409 sq ft / 130.9 sq m (excludes summer house / office)

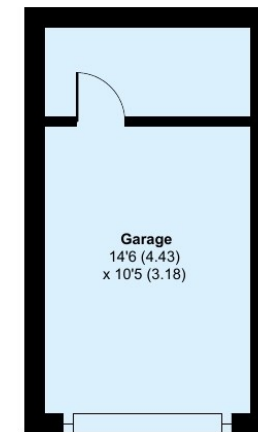
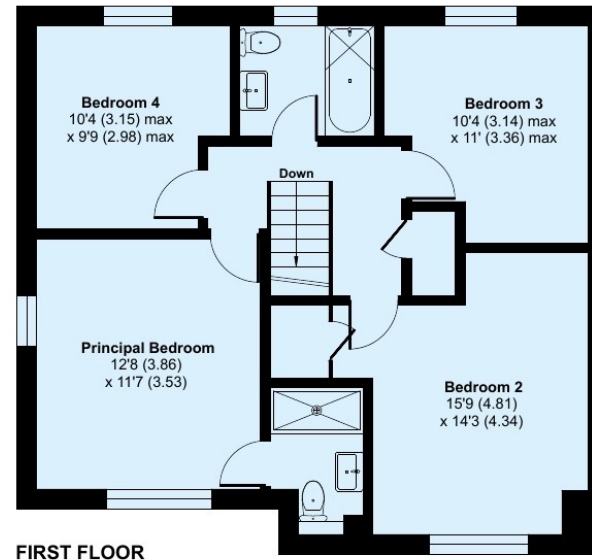
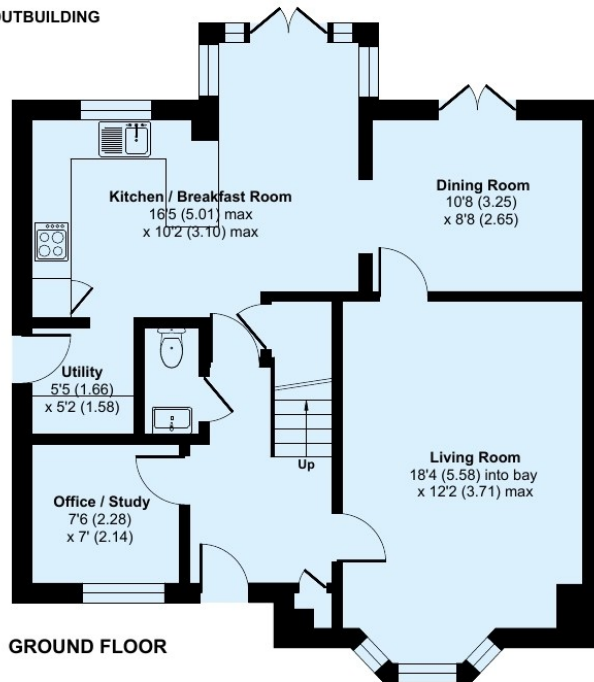
Garage = 204 sq ft / 18.9 sq m

Total = 1613 sq ft / 149.8 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1407097





KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,
Somerset, BA9 9RZ
Tel: 01963 34455
Email: sales@kingslandproperty.com

Hopkins Estates Ltd.
Company Number: 01312512
Registered Office: The Tythings Commercial Centre, Southgate
Road, Wincanton, Somerset, BA9 9RZ.
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.