



Shorland Row, Station Road, Castle Cary, Somerset, BA7

Guide Price: £275,000- £277,500

Freehold

Shorland Row

Station Road, Castle Cary, Somerset, BA7

 3  1  1  986 sq ft

FIVE PROPERTIES AVAILABLE

New Build Development

End-Of-Terrace and Mid-Terrace Properties

A-Rated Energy Efficiency - Solar Panels

Two Allocated Parking Spaces and EV Charging Point

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ABOUT THE PROPERTY

Presenting an excellent opportunity to purchase one of five remaining three-bedroom end-of-terrace and mid-terrace homes within this exclusive development of just nine properties, these attractive new-homes offer a superb combination of energy-efficient modern living in a highly convenient location. Featuring a blend of traditional red brick and rendered elevations and finished to a high specification throughout, each property benefits from an A-rated EPC, solar panels, gas central heating, full-fibre broadband, an EV charging point and two allocated parking spaces. Situated within walking distance of Castle Cary town centre and close to the mainline railway station, this development presents an excellent opportunity to acquire a high-quality home in one of Somerset's most sought-after market towns.





GROUND FLOOR

Each property is entered via a spacious entrance hall, with stairs rising to the first floor and access to a generously proportioned cloakroom fitted with a WC, wash hand basin, heated towel rail and obscured window. Well-appointed kitchens are positioned at the front of the properties and are fitted with stylish Pebble shaker-style wall and base units complemented by wood-effect worktops. A stainless steel 1 ½ bowl sink sits beneath a front-facing window, while integrated appliances include a 70/30 fridge/freezer, single oven and hob with stainless-steel chimney extractor. There is also space for a washing machine and breakfast table, creating a practical and sociable space for everyday living. To the rear, the spacious L-shaped living/dining rooms overlook the gardens and provide ample room for both seating and dining furniture. Windows and French doors allow an abundance of natural light to flood the space while providing direct access to the rear gardens.

FIRST FLOOR

The first-floor landing provides access to a useful storage cupboard. The principal bedrooms are spacious doubles positioned to the front of the properties, while the second bedrooms are further well-proportioned doubles overlooking the rear gardens. Bedroom three is a comfortable single room, also enjoying a rear aspect, making it ideal as a child's bedroom, study or home office. The family bathrooms have been finished in a contemporary style and are fitted with a bath featuring a rainfall shower and handheld attachment with glass screen, alongside a WC and wash basin with storage cupboard underneath. Grey tiling, silver accents, vinyl flooring and heated towel rails complete the bathrooms.



OUTSIDE

The properties are set back from Station Road, with pathways leading to the individual front doors and low-maintenance gravel borders. The enclosed rear gardens have been designed for ease of maintenance and benefit from outside lighting and a water tap. Pathways lead to rear gates providing access to the parking area, where each property benefits from two allocated parking spaces, an EV charging point and access to a communal bin store.

Ready for immediate occupation, these superb new homes offer an excellent opportunity to purchase high-quality, energy-efficient properties in one of Somerset's most sought-after market towns.

LOCATION

Castle Cary is a highly sought-after Somerset market town, renowned for its attractive period architecture, thriving community and excellent transport links. The town offers a wide range of everyday amenities including independent shops, cafes, restaurants, public houses and well-regarded schooling, all centred around its historic market square. Surrounded by the beautiful Somerset countryside, the area provides excellent opportunities for walking, cycling and outdoor pursuits, whilst nearby attractions such as Bruton, the Mendip Hills and Longleat offer further leisure and cultural amenities. The neighbouring towns of Sherborne, Wincanton and Yeovil provide an extended range of shopping, educational and recreational facilities. One of Castle Cary's key advantages is its mainline railway station, offering regular direct services to London Paddington, making the town particularly appealing to commuters. The A303 is also within easy reach, providing excellent road connections across the Southwest and towards London. Combining historic charm, modern convenience and outstanding connectivity, Castle Cary remains one of Somerset's most desirable locations.

What3Words:///trade.footballers.install



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

Local Authority: Somerset

Annual Management Service Charge: £248.22

Services: Gas Central Heating, Solar Panels, EV Charger, 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	96 A	96 A
81-91	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

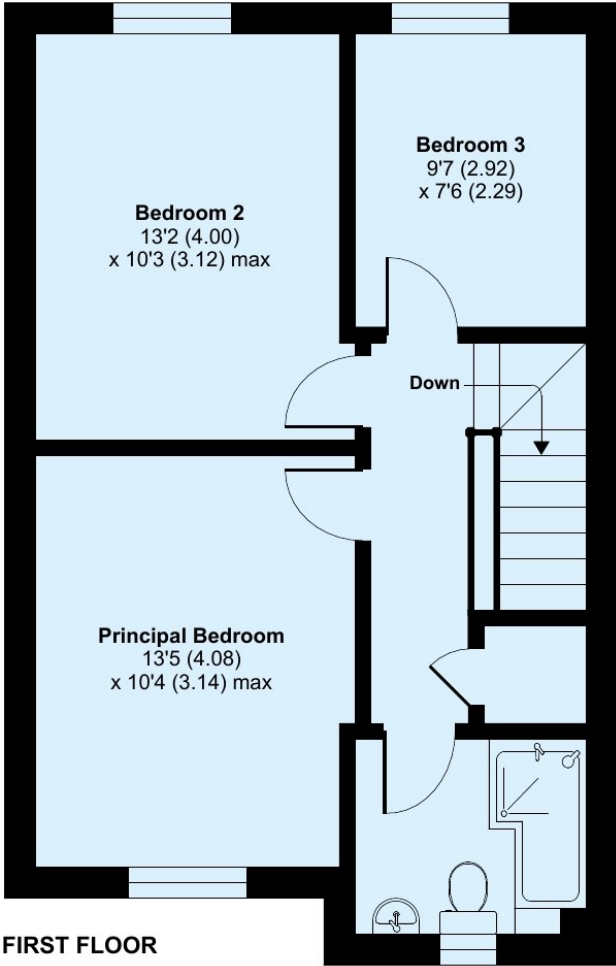
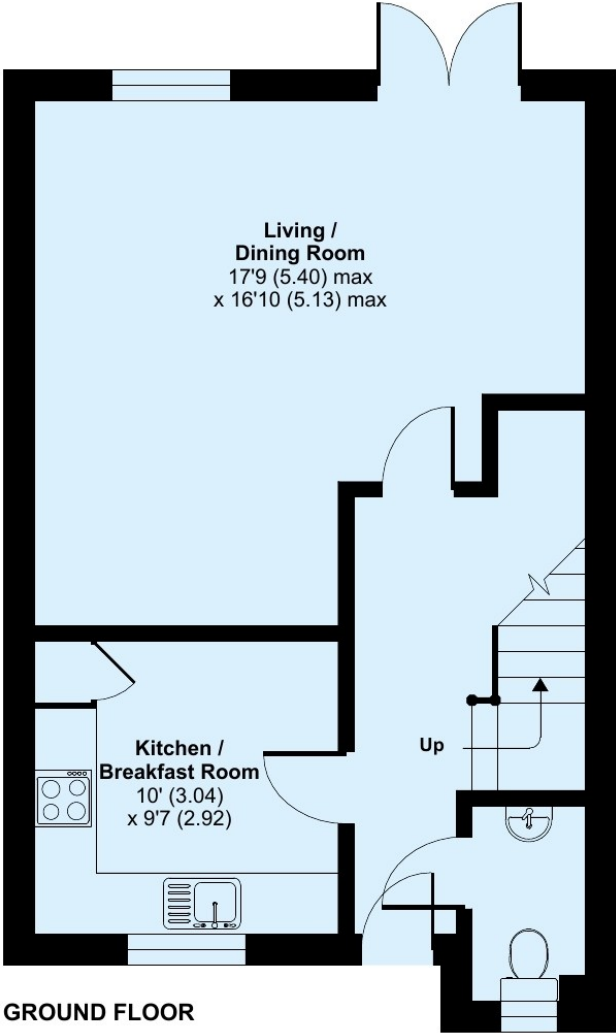
Email:

sales@kingslandproperty.com

Station Road, Castle Cary, BA7

Approximate Area = 986 sq ft / 91.5 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). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1472688





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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.