KingsLand
Property & Land Agents



Barton Court, High Street, Sparkford, Yeovil, BA22

Offers in Excess of: £545,000

Freehold

Barton Court

High Street, Sparkford, Yeovil, BA22

3 | 1 | 1 | 1,339 sq ft

Detached Bungalow

Spacious Kitchen/Dining Room

Beautifully Landscaped Gardens

Double Garage and Ample Parking

Tucked-Away Location

Offers in Excess of: £545,000
Freehold



ABOUT THE PROPERTY

Constructed in 2020 and tucked away within an attractive courtyard-style development, this impressive, detached bungalow offers beautifully presented single-storey living with high ceilings throughout, energy-efficient underfloor heating served by an air source heat pump, generous parking and a double garage. Occupying a private position in the sought-after village of Sparkford, the property combines contemporary comfort with spacious accommodation, beautifully maintained gardens and versatile outbuildings.











ACCOMMODATION

A welcoming entrance hall provides access to all accommodation and benefits from two front-facing windows that flood the space with natural light. Wood-effect vinyl flooring is fitted throughout the property, while practical storage is provided by both an airing cupboard and a separate double storage cupboard. The principal living accommodation occupies its own wing of the property. The kitchen/dining room is a particularly impressive space, enhanced by vaulted ceilings and two Velux windows. Grey gloss cabinetry is complemented by granite-effect worktops and a comprehensive range of integrated appliances including a dishwasher, washing machine, fridge/freezer, electric hob with extractor, and an eye-level oven with grill and microwave above. A rear facing window overlooks the garden, with a 1 ½ bowl sink and drainer positioned beneath while ample space is provided for a dining table. Adjoining the kitchen, the utility room offers additional worktop space, a Belfast sink, appliance space and direct access to a rear porch and patio. The sitting room is a spacious dual-aspect reception room with a window overlooking the front and French doors opening directly onto a private patio area, creating an excellent connection between the indoor and outdoor spaces.

The bedroom accommodation comprises three well-proportioned double bedrooms, one with an ensuite, and a family bathroom. The principal bedroom is a generous dual-aspect double room enjoying windows to both the front and rear. Bedroom two is another spacious double room with French doors opening out to the garden, and an en-suite shower room fitted with a large shower, WC, basin and heated towel rail. Bedroom three is a further double bedroom overlooking the rear garden. Completing the accommodation is a well-appointed family bathroom comprising bath, separate shower, WC, basin and heated towel rail.

OUTSIDE

The property enjoys an attractive approach with a gravelled frontage bordered by low-level hedging, a paved pathway and a storm porch which covers the front door. A lay-by parking area sits to the front, with an archway leading to a double garage with power, lighting, one electric door and one up-and-over door, together with parking for four vehicles. A side gate provides access to the south-west facing gardens, which wrap around the property and feature lawn, gravelled areas, vegetable beds and established planting. A pergola-covered patio outside the utility room provides an ideal space for outdoor dining, while a second patio is accessed from the sitting room. Two substantial outbuildings with power and lighting offer excellent versatility as a home office, studio, workshop or summer house. Mature trees beyond the boundary enhance both privacy and tranquillity, creating a delightful backdrop of greenery and birdsong.

LOCATION

Sparkford is a well-positioned Somerset village situated amidst attractive countryside, offering a balance of rural charm and everyday convenience. The village benefits from a range of local amenities such as a nearby convenience store, public house and parish church, whilst being surrounded by the rolling landscapes for which the area is renowned. The nearby towns of Castle Cary, Sherborne, Wincanton and Yeovil provide an excellent selection of shops, cafes, restaurants, supermarkets and well-regarded schooling. The surrounding countryside offers numerous opportunities for walking, cycling and other outdoor pursuits. Sparkford enjoys excellent transport links, with direct access to the A303 providing convenient routes towards London and the Southwest. Mainline rail services are available from nearby Castle Cary and Templecombe, offering direct connections to London Paddington and London Waterloo.

What3Words///practical.causes.sprawls



ADDITIONAL INFORMATION

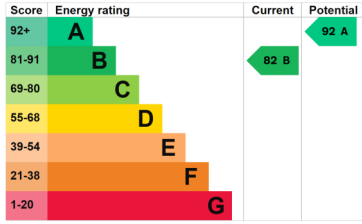
Tenure: Freehold
Council Tax Band: E
Local Authority: Somerset

Services: Air Source Heat Pump, Underfloor 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.

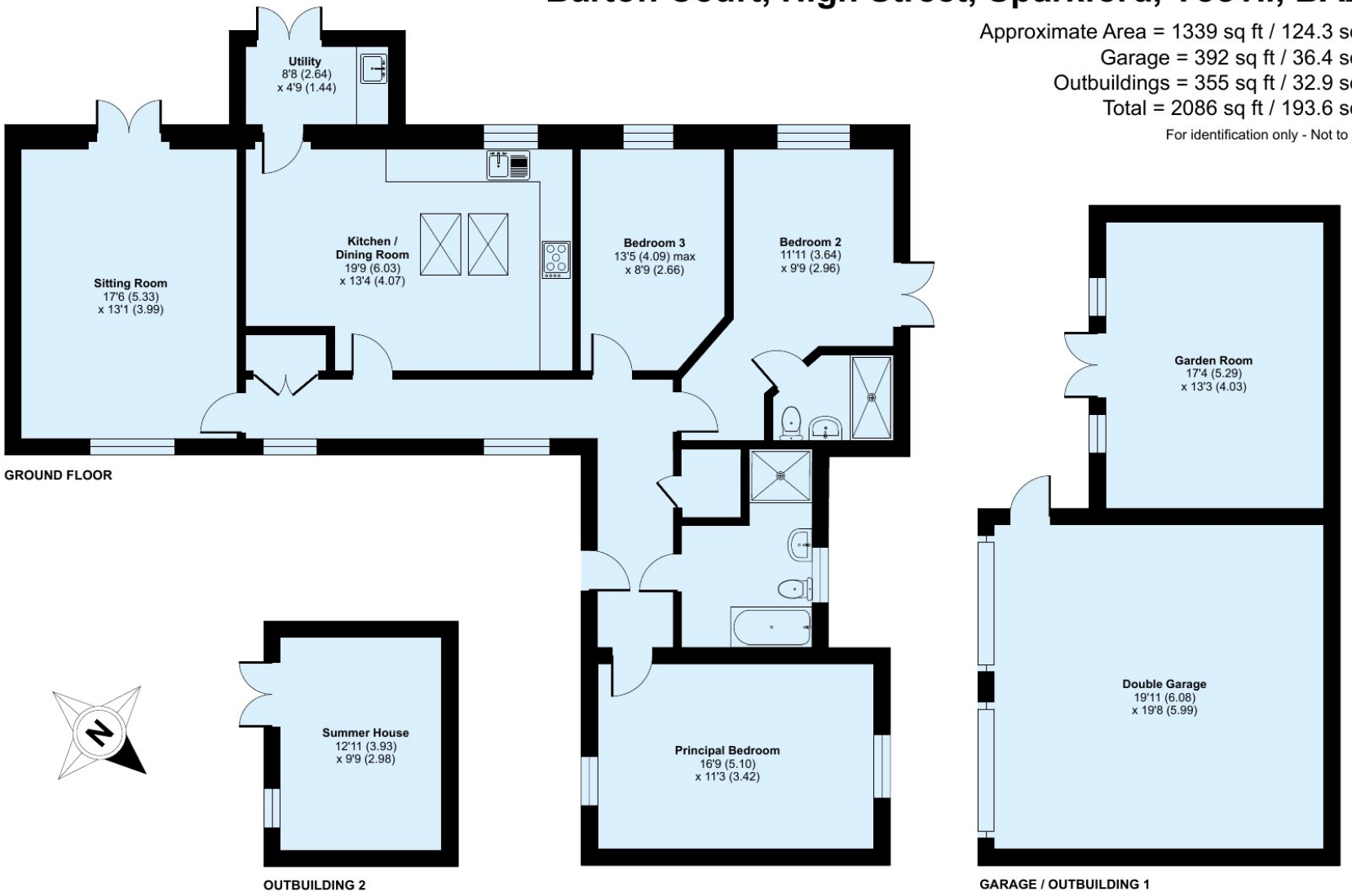


VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email:
sales@kingslandproperty.com

Barton Court, High Street, Sparkford, Yeovil, BA22

Approximate Area = 1339 sq ft / 124.3 sq m
Garage = 392 sq ft / 36.4 sq m
Outbuildings = 355 sq ft / 32.9 sq m
Total = 2086 sq ft / 193.6 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: 1478531

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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.