



**Barton Court, High Street, Sparkford, BA22**

**Guide Price: £585,000**

**Freehold**

# Barton Court

## High Street, Sparkford, BA22

 3/4  2  1  1,599 sq ft

Barn-Style Link-Detached Home

Sitting Room With Log Burner

Principal Bedroom With En-Suite

Double Garage and Driveway Parking

Built In 2020 With Approx. 4 Years Left On NHBC Warranty

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Freehold



### ABOUT THE PROPERTY

Situated within the attractive Barton Court development in Sparkford, 3 Barton Court is an appealing barn-style link detached home offering four bedrooms, generous and thoughtfully arranged accommodation, an enclosed rear garden and a double garage. The property combines the character of a traditional barn-style exterior with the comfort and efficiency of a modern home and is presented in excellent decorative order. Further benefits include underfloor heating throughout, an air source heat pump, solid oak doors, countryside views and excellent road links to the A303.





## GROUND FLOOR

The welcoming entrance hall features wooden flooring, stairs rising to the first floor and a useful understairs storage. The spacious sitting room enjoys a dual aspect, with a log burner beneath a wooden mantel providing a focal point, while French glazed doors with matching side panels open onto the rear patio. The kitchen/dining room forms the heart of the home, fitted with dove-grey shaker-style cabinetry, white granite-effect worktops and a central island providing additional preparation space. Integrated appliances include a fridge/freezer, eye-level double oven with grill and microwave, four-ring hob and Neff chimney extractor, alongside a 1 ½ bowl sink. The dual-aspect room provides ample space for a dining suite and benefits from French doors opening directly onto the rear garden. A separate utility room, finished to match the kitchen, provides further cabinetry, sink, appliance space and a door to the garden. Completing the ground floor is a fourth double bedroom, currently arranged as a study, with a rear aspect, together with a cloakroom fitted with WC and basin.

## FIRST FLOOR

A spacious galleried landing, with a Velux window and airing cupboard, leads to three further double bedrooms and the family bathroom. The principal bedroom is a generous double with a rear-facing window, walk-in wardrobe, and a stylish en-suite shower room. The en-suite features a walk-in shower with rainfall and hand-held attachments, vanity basin, WC and heated towel rail, with a light tunnel providing natural light. Bedroom two is another well-proportioned double with fitted wardrobes, a rear aspect and additional Velux window to the front. Bedroom three is also a double, enjoying a dual-aspect and fitted wardrobes. The family bathroom is fitted with a bath with shower over, WC, basin and heated towel rail, with a Velux window providing natural light.



## OUTSIDE

To the front, a paved pathway leads through the lawned garden to the entrance, with established planting adding to the attractive frontage. A herringbone block-paved driveway provides ample parking in front of the double garage, which has two electric roller doors and useful loft storage above, accessed via a pull-down ladder. The enclosed rear garden features a broad paved patio immediately adjoining the house, with a remote-controlled sunshade above the sitting room's French doors, creating a sheltered area for outdoor dining. Beyond, the garden is mainly laid to lawn with established apple and pear trees, raised planting beds, a greenhouse and shed. The garden is enclosed by fencing and hedging, with open fields beyond. Outside lighting, a tap and dedicated bin and log storage completes the external accommodation.

## 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.



## ADDITIONAL INFORMATION

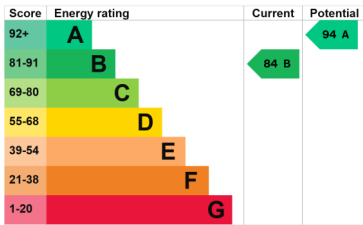
**Tenure:** Freehold  
**Council Tax Band:** F  
**Local Authority:** Somerset

**Services:** Air-Source Heat Pump, Underfloor Heating, Water Softener, Mains Water, Mains Drainage, Alarm System, 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](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Check:** [www.gov.uk/check-flooding](http://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.

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Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

What3Words///that.failed.positions

# Barton Court, High Street, Sparkford, Yeovil, BA22



Approximate Area = 1599 sq ft / 148.5 sq m (excludes void)

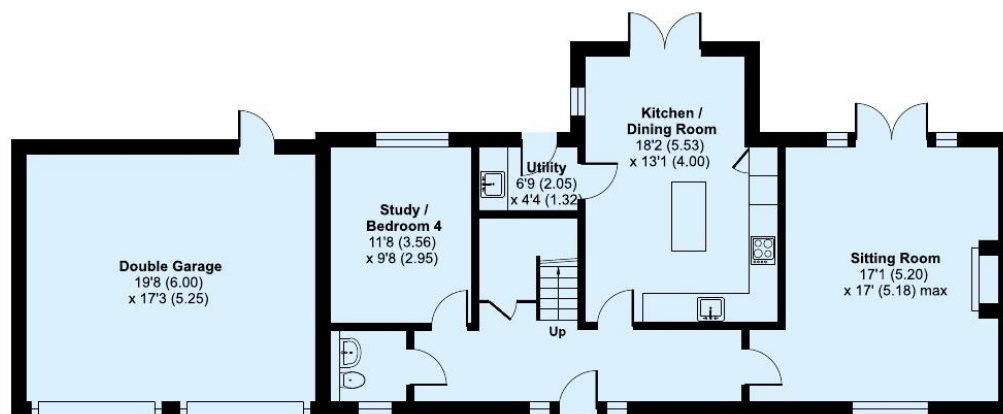
Limited Use Area(s) = 102 sq ft / 9.4 sq m

Garage = 333 sq ft / 30.9 sq m

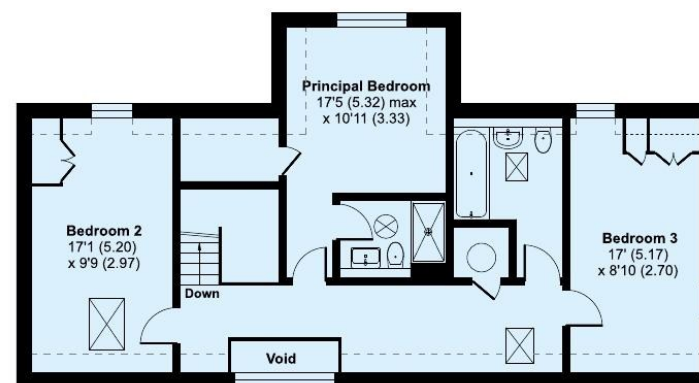
Total = 2034 sq ft / 188.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



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: 1523304



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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.