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Property & Land Agents



Ainstey Drive, Sparkford, Somerset, BA22

Guide Price: £700,000

Freehold

Ainstey Drive
Sparkford, Somerset, BA22

5 | 3 | 2 | 2,437 sq ft

Impressive Detached Home

Thoughtfully Designed Kitchen/Dining Room Extension

Generous and Exceptionally Private Rear Garden

Double Garage, EV Charging and Driveway Parking

A Privately Positioned Corner Plot

Guide Price: £700,000
Freehold



ABOUT THE PROPERTY

Privately positioned along a no-through road, Larkspur House is an impressive, detached home offering five double bedrooms, beautifully presented interiors and a generous, exceptionally private rear garden. Occupying a corner plot within a pleasant neighbourhood, the property enjoys a secluded position and has been tastefully refurbished throughout, including a superb kitchen/dining room extension and two stylish newly fitted bathrooms, complemented by a double garage, EV charging and driveway parking.











GROUND FLOOR

A welcoming entrance hall features a glazed front door with panels above and to either side, allowing natural light into the space, while an understairs cupboard provides storage. The kitchen/dining room forms the heart of the home, providing an exceptional space for both entertaining and everyday family life. Created as part of a 2021 extension, this space benefits from underfloor heating and expansive sliding doors spanning the rear, opening directly onto the garden. Navy cabinetry is complemented by quartz worktops, with a substantial central island incorporating a double sink, dishwasher and breakfast bar seating. A large triple oven with five-ring induction hob, space for an American-style fridge/freezer, pantry cupboard and wine rack complete the impressive kitchen, whilst the generous dining area provides ample space for a large dining table. The sitting room offers a more intimate setting, centred around a stone fireplace housing a log burner, with glazed patio doors opening onto the garden. A separate snug provides a versatile additional reception space, equally suited to hobbies or home working. Completing the ground floor is a useful utility room, cloakroom and internal access to the double garage, which also provides valuable additional storage.

FIRST FLOOR

The galleried landing gives access to five bedrooms, the family bathroom, a double airing cupboard and loft access, with the loft benefitting from a fitted ladder, lighting and partial boarding. The generous principal bedroom enjoys two rear-facing windows and a double built-in wardrobe, together with a beautifully appointed newly fitted en-suite shower room featuring a walk-in shower, WC, vanity basin, Velux window and stylish contemporary finishes with gold-toned fittings. Bedroom two is another generous double, arranged in an L-shaped configuration with a built-in wardrobe, front aspect and its own en-suite shower room. Three further bedrooms provide excellent flexibility, with bedrooms three and four enjoying front and rear aspects respectively, while bedroom five benefits from a pleasant countryside outlook. The newly fitted family bathroom continues the contemporary finish, with a bath and shower over, vanity basin, WC and stylish marble-effect wall panelling, complemented by gold-toned fittings and a Velux window.

OUTSIDE

The property occupies a particularly private corner position, tucked away within a no-through neighbourhood. The attractive frontage features established planting and a cherry tree, with sage-green windows and garage doors adding to the property's character. A gravelled driveway benefits from two EV charging points and provides parking in front of the attached double garage. The rear garden is a true highlight that enjoys an exceptional degree of privacy. A patio extends across the rear of the house, providing several areas for outdoor seating and entertaining, before leading onto a generous lawn. Established borders feature cherry and apple trees, whilst wisteria climbs across the rear of the property. A shed and charming treehouse/lookout add further appeal, with two protected trees creating a leafy backdrop and enhancing the secluded feel of the garden.

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.

Management Company: Ainstey Drive Management Company Ltd
Management Charge: approx. £49 per month

What3Words///magnitude.intelligible.risks



ADDITIONAL INFORMATION

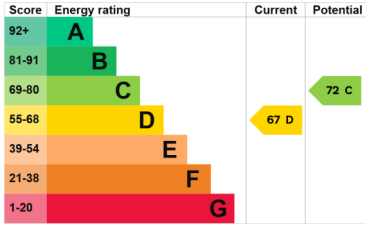
Tenure: Freehold
Council Tax Band: F
Local Authority: Somerset

Services: Oil-Fired Central Heating, Mains Water, Mains Drainage, EV Charging Points, 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.

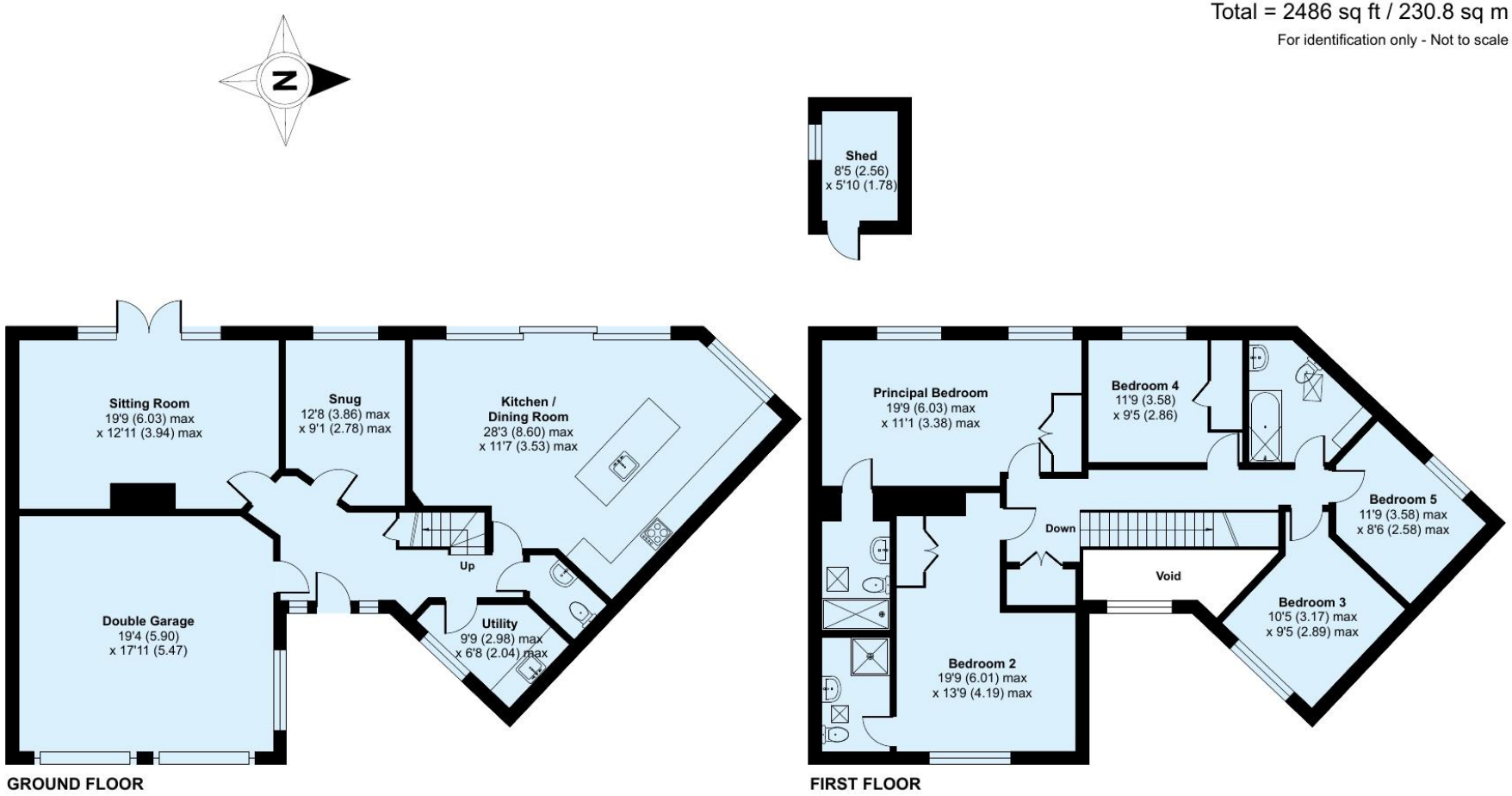


VIEWING

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

Ainstey Drive, Sparkford, Yeovil, BA22

Approximate Area = 2092 sq ft / 194.3 sq m (excludes void)
Garage = 345 sq ft / 32 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 2486 sq ft / 230.8 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.
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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.