

Southwood, Evercreech, BA4 6LX

COOPER
AND
TANNER



£625,000 Freehold

A substantially detached 4 double bedroom house standing in 0.40 acre offering versatile accommodation - master bedroom with ensuite shower room, electric gated access to ample driveway parking, two garages and mature gardens. Viewing is recommended as this property is offered with no onward chain and located close to Castle Cary mainline station.

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DESCRIPTION

An entrance porch leads into the dual sitting rooms, currently open plan, with wood burner in one sitting room, a feature fireplace in the second and a central spindled staircase rising to the first floor. A door leads into the kitchen / dining room, fitted with an extensive range of oak styled units incorporating single drainer sink unit, work surfaces, an electric range cooker, cooker hood, walk in larder, airing cupboard with hot water tank, storage cupboard and plumbing for washing machine. There is space for a free standing fridge / freezer. The floor is tiled throughout. Adjoining this room is the downstairs cloakroom and a double glazed conservatory. French doors lead out to the paved terrace where there is a hot tub sited within a timber shelter. A further door links into the attached garage and a further reception room which could be used as a work from home space or a ground floor bedroom. On the first floor there is a galleried landing and four double bedrooms and family bathroom. The master bedroom is fitted with wardrobes, a window seat, bedside tables, drawers and a dressing table. The ensuite shower room is fully tiled with a walk in shower enclosure, low level wc and pedestal wash hand basin. The second bedroom has built in wardrobe and storage cupboards. Completing the accommodation is the family bathroom with panel enclosed bath, shower cubicle, low level wc and pedestal wash hand basin.

OUTSIDE

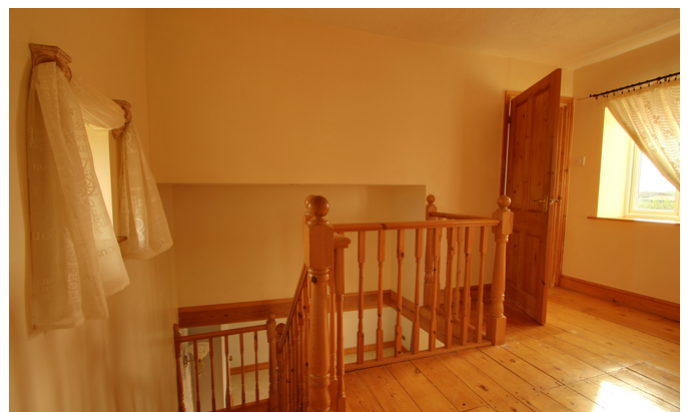
The property is accessed through electric gates to the driveway providing parking for a range of vehicles and giving access to the two garages with front and rear electric roller doors. The mature gardens are laid mainly to lawn with specimen trees and shrubs. There is a sundial paved patio in front with a further terrace to the rear. A path continues around the property.

LOCATION

Evercreech and Castle Cary are both within a 5 mile drive and offer a range of essential amenities - co-op stores with post office, doctors surgery, pharmacists, bakers and other independent business. The larger centres of Wells, Frome, Shepton Mallet, Bath, Bristol, Castle Cary (with its mainline station to London Paddington) and Bristol Airport are within commuting distance.

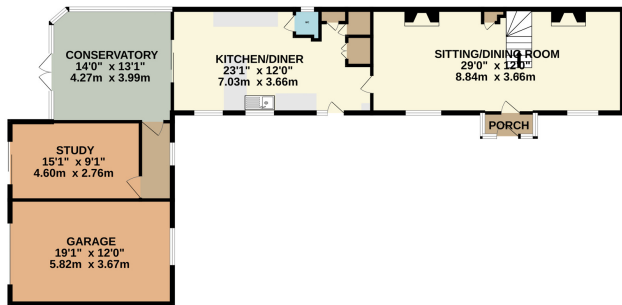
DIRECTIONS

Leave Shepton Mallet heading south on the A37. At the Whitstone Corner roundabout take the 1st exit signposted A371 Castle Cary. Proceed through the village of Prestleigh, past the Bath and West Showground and on through the hamlet of Pecking Mill. The entrance gates for the property will be seen on the right hand side just past Bradfords Builder Merchants and before the Natterjack public house.

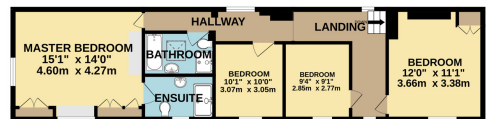




GROUND FLOOR
1205 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 1886 sq.ft. (175.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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