



6 Almsford Close, Ansford, Castle Cary, Somerset, BA7 7FF

£429,950 Freehold

COOPER
AND
TANNER



6 Almsford Close, Ansford Castle Cary, Somerset, BA7 7FF

 4  2  2 EPC B

Guide Price £429,950 Freehold

Description

A superbly presented four bedroom detached house conveniently situated less than one mile from the town centre and the mainline railway station. The property includes two reception rooms, a contemporary kitchen and bathroom, an en-suite shower room, ample parking, a garage and a generous rear garden.

A door to the front of the property opens into a good size hall, which incorporates a built-in cupboard housing the gas-fired boiler, the staircase to the first floor, a useful under-stairs cupboard and access into the downstairs WC. To the front of the house is a dining room, which could be utilised as a second sitting room or a large home office if desired. Adjoining, the main sitting room is well-proportioned and has double glazed patio doors opening out to the rear garden. The dual-aspect kitchen is contemporary in style and is fitted with a range of matching floor and wall units, plus a further set of double glazed patio doors to the rear. Within the kitchen, there is an integrated fridge, freezer, dishwasher and oven. There is also an Induction hob, plumbing available for a washing machine, under-unit lighting, modern tiling and room for a breakfast table and chairs.

On the first floor, a central landing gives access to all rooms, as well as a built-in airing cupboard and the loft space. There are four bedrooms; three doubles and a single. One of the double bedrooms located at the rear of the property benefits from an en-suite shower room

and fitted wardrobes. In addition, there is a smartly presented family bathroom which comprises a panelled bath with a shower over and tiling around with large inset mirror, a low level WC, a vanity wash hand basin and a double glazed frosted window to the side.

Outside

The property is approached via a shared accessway, entered via Almsford Close, and is the last property on the left (no residents pass this property). There is ample off-road parking available to the front of the house, plus an additional tandem driveway to the side which leads a single garage. Fitted with an 'up and over' door, light and power, the garage provides superb storage. The rear garden is larger than average, as continues behind the garage with extra space currently housing a summerhouse and shed. Enclosed to all sides by walling and feather-edge fencing, the main area of garden is laid to lawn with a deck seating area and separate section of patio, ideal for families and outdoor summer dining. Furthermore, there is an outside tap and an electricity point for a vehicle.









Location

Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemist, pubs and tea shops. There are large supermarkets only a 15-minute drive away in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' is just a short drive away along with the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington c. 90 mins) and the A303 is also within easy reach.

Directions

Proceed north on Station Road away from the town centre and continue for approx. one mile, passing Torbay Road on the left and Victoria Park on the right. Take the next turning on the right into Almsford Close and immediately right again into the shared accessway. The property can be found at the end.



Local Information Castle Cary

Local Council: South Somerset Council

Council Tax Band: Band E

Heating: Gas-fired central heating

Services: Mains gas, electricity, water and drainage are all connected.

Tenure: Freehold



Motorway Links

- M5/M4
- A303/M3



Train Links

- Castle Cary & Bruton
- Bath Spa & Bristol Temple Meads

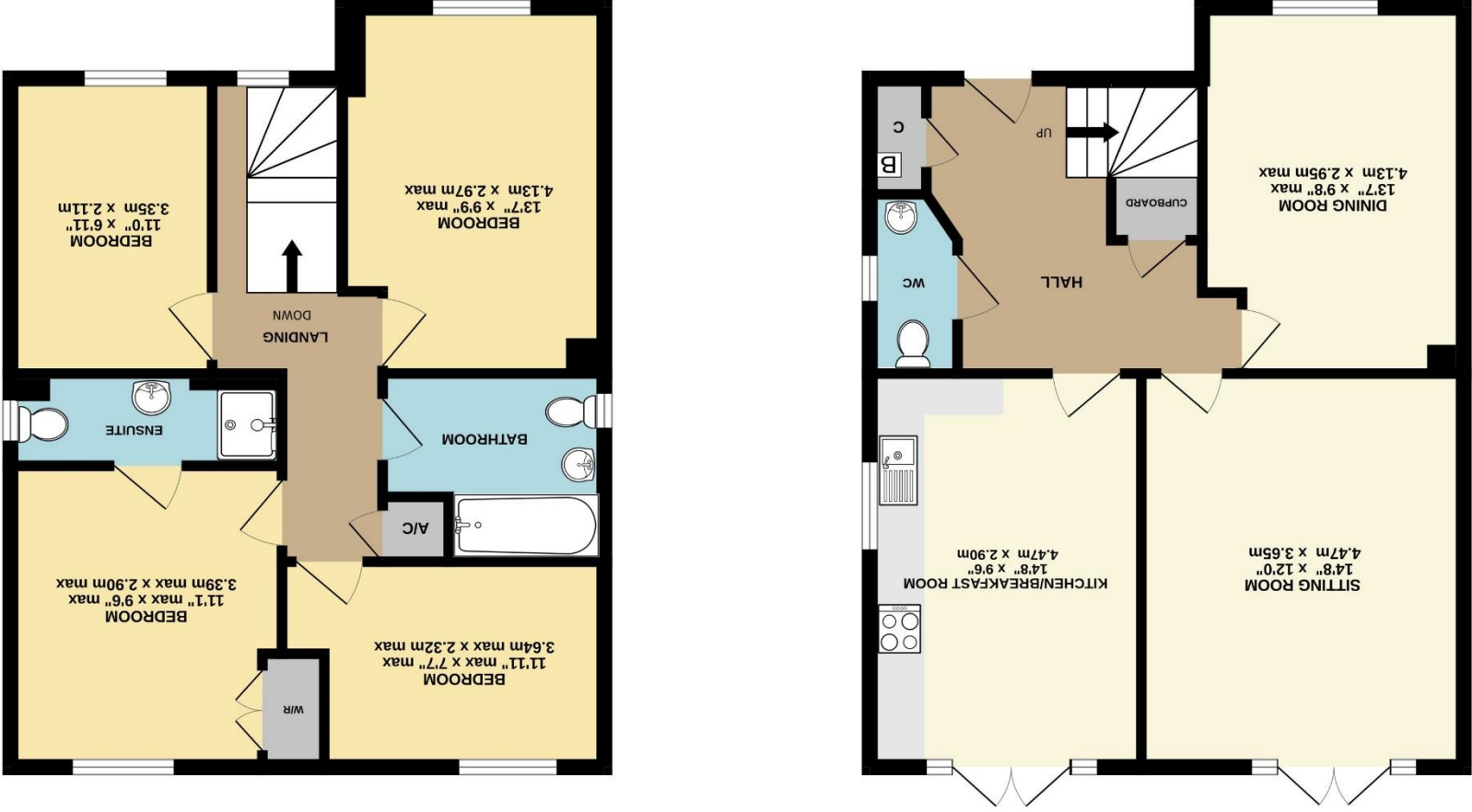


Nearest Schools

- Castle Cary Primary
- Ansford Academy (Secondary)

CASTLE CARY OFFICE
 telephone 01963 350327
 Regent House, Fore Street, Castle Cary BA7 7BG
castlecary@cooperandtanner.co.uk

ALMSFORD CLOSE, ANSFORD



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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