Cox's Close

North Cadbury, BA22 7DY

COOPER AND TANNER

£265,000 Freehold

A well-proportioned and superbly presented house, situated in a cul-de-sac position within the sought-after village of North Cadbury.

Cox's Close
North Cadbury
BA22 7DY

2 1 2 EPC C

£265,000 Freehold

DESCRIPTION
A well-proportioned and superbly presented two bedroom house, situated in a cul-de-sac position within the sought-after village of North Cadbury. The property includes a contemporary kitchen, a sitting/dining room, a conservatory, two parking spaces and an enclosed garden.

Originally a three bedroom property, now with two double bedrooms and an en-suite shower room to the master, this immaculate home is sure to create interest. A door to the outside leads into an entrance hall, which incorporates an downstairs WC and the staircase to the first floor accommodation. To the right of the hall, the kitchen is fitted with a range of matching floor and wall units and includes a ceramic sink unit, an integrated oven, an Induction hob, a washer/drier plus space for a freestanding fridge/freezer and a 'slim line' dishwasher. The sitting/dining room is a good size, with space for a table and chairs at one side. Adjoining the living room is large and well positioned conservatory that makes for an ideal sitting area or relaxing space to enjoy the sun.

To the side of the property, there is driveway parking for two vehicles (tandem) and access via a timber gate to the rear garden. Enclosed to all sides by fencing and walling, the rear garden is predominantly laid to patio and stone chippings, for low maintenance. Included within the garden are attractive and established planted borders, a built-in barbeque, small storage shed and the oil-tank (screened) for the central heating.

LOCATION
North Cadbury is a popular village situated between Castle Cary and Yeovil with easy access to the A303. The village has a primary school, a historic parish church, a country inn and a village hall. Castle Cary (only three miles away) 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, chemists, pubs and tea shops. There are large supermarkets in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' is just a short journey 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.

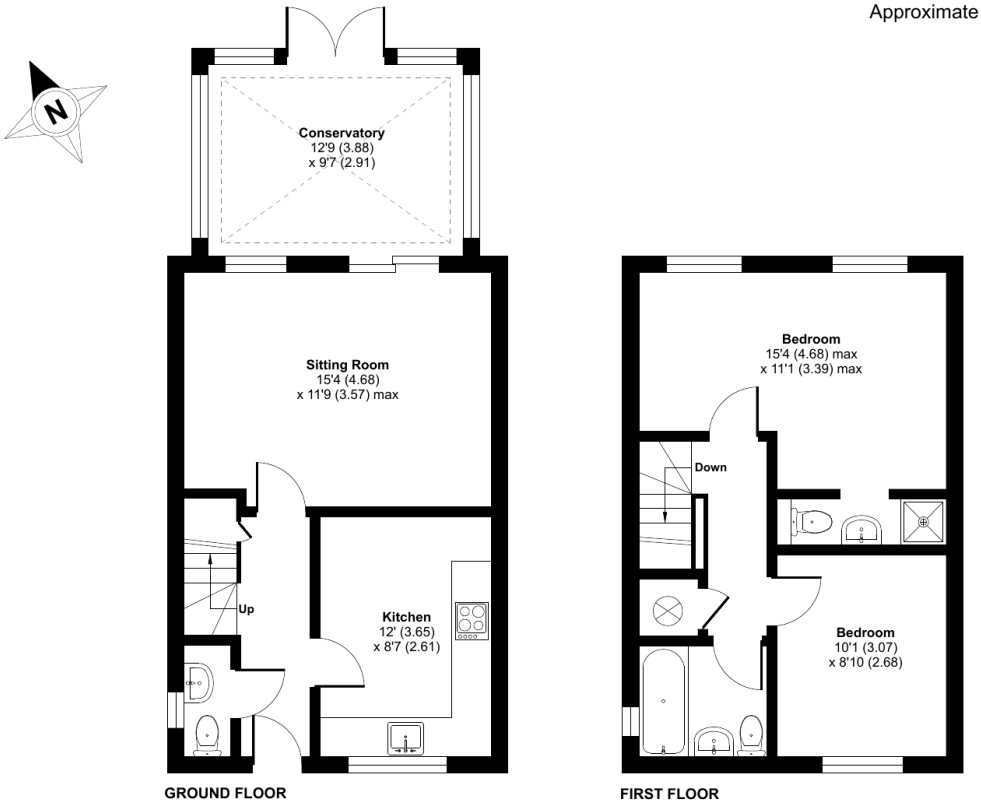
TENURE
Freehold

COUNCIL TAX BAND
C

Coxs Close, BA22

Approximate Area = 874 sq ft / 81.2 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 2025. Produced for Cooper and Tanner. REF: 1252429

CASTLE CARY OFFICE
Telephone 01963 350327
Fore Street, Castle Cary, Somerset BA7 7BG
castlecary@cooperandtanner.co.uk

COOPER AND TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

RICS