

Southwood

Shepton Mallet, BA4 6LX

COOPER
AND
TANNER



£440,000 Freehold

An individual modern detached house, completed in 2016, enjoying fabulous rural views and offering light and airy accommodation. This superb wooden-clad property includes three double bedrooms (one on GF), an impressive reception room with large feature window, off-road parking and a generous garden with paddock.

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ACCOMODATION

A double glazed, frosted door to the front of the property opens into an entrance hall, which has a ceramic tiled floor, coat hooks, and access into the main, downstairs bedroom and sitting room.

The ground floor bedroom is a well-proportioned double and dual-aspect, with windows to the front and side. There is a storage cupboard under the stairs and a door opening through to the wet room. Fully tiled and fitted with a matching suite comprising a low level WC, a wash hand basin and a shower. There is also a heated towel rail, a wall-mounted mirror and a shaver point. A further door from the wet room then leads through to the kitchen. The kitchen is compact but fully functional, offering space for additional wall units if desired. Also a dual-aspect room, the kitchen is finished in a contemporary style and includes a pull-out pantry cupboard, an integrated electric oven and hob, plumbing for a washing machine and a slimline dishwasher, plus space for a freestanding fridge/freezer.

Adjoining the kitchen is the sitting/dining room, a magnificent reception space with a high vaulted ceiling and a two-storey, bespoke feature window on the south side, flooding the room with natural light. A particularly pleasant room to sit and relax in, the sitting room incorporates a set of patio doors opening out to the garden, a further window to the side (maximising the view) and a series of elevated wall lights. There is also the staircase to the first floor bedroom, and a door to the western side of the property that leads to a further reception room, home office or bedroom, if desired.

Upstairs, a galleried landing overlooks the reception room and makes the most of the large southerly window. The landing has a built-in linen cupboard and a glazed door through to a further double bedroom. This light and airy room has two skylights and windows, USB charging sockets and a sumptuous bath in the alcove adding a touch of luxury. There is also an en-suite with WC with wash hand basin.

OUTSIDE

The property benefits from a large wrap around garden, mostly laid to lawn. A separate paddock with a range of versatile uses as well as off road parking for several vehicles behind secure gates. There is a blank canvass for

any prospective buyer to make this space their own.

SERVICES

The property benefits from underfloor heating, providing by a ground source system. Private drainage, shared with Southwood Farmhouse. Mains electricity and water are connected.

LOCATION

Southwood is a small hamlet on the outskirts of Evercreech, a large Mendip village providing many amenities such as a Co-operative mini-supermarket, bakery, pharmacy, motor repair garage, doctors surgery and a well-regarded primary school. Southwood is situated close to Castle Cary and Shepton Mallet, with easy access from the A371. Bath and Bristol are within reasonable commuting distance to the north and the A303 is also within easy reach. The mainline railway station at Castle Cary is located 2.5 miles away and offers regular services to London Paddington in approx. 90 minutes.

Nearby 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, chemists, pubs and tea shops. '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. Excellent private schooling can be found across the area, with Downside at Stratton on the Fosse, All Hallows at Cranmore, Kings Bruton, Millfield at Street and Wells Cathedral School of particular note.





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