



HAMBLEDON

ESTATE AGENTS

11 TWINES CLOSE SPARKFORD BA22 7JW



£335,000

- ◆ DETACHED BUNGALOW WITHIN A SMALL CLOSE
- ◆ SOUGHT AFTER VILLAGE LOCATION ◆ THREE RECEPTION ROOMS
- ◆ THREE BEDROOMS ◆ LIGHT & AIRY LIVING ACCOMMODATION
- ◆ GARAGE & CAR PORT ◆ SOLAR PANELS ◆ NO ONWARD CHAIN
- ◆ ATTRACTIVE MATURE GARDEN

11 Twines Close, Sparkford, Somerset, BA22 7JW

Offered to the market with no onward chain, this three bedroom detached bungalow enjoys a sought-after position within a desirable close. The property boasts three generous reception rooms, seamlessly connected by wide openings that create a bright and airy atmosphere. Among them is a charming garden room at the rear, offering a pleasant outlook over the garden.

Adjacent to the dining room, the kitchen is fitted with a good range of wall and base units topped with ample work surfaces. An inner hallway off the dining room provides access to the bathroom and bedrooms one and two, while bedroom three, located off the living room, is currently utilised as a study.

Outside, the patio-style rear garden offers a delightful space with well-established flower beds and a pleasant seating area. A side passage leads to the front of the property, which features a gravelled area bordered by mature shrubs and trees. The front garden also provides off-road parking and access to the garage.

In summary, this well-proportioned bungalow offers generous living space in a peaceful setting. While the property would benefit from some updating and redecoration, it presents an excellent opportunity to create a comfortable home in a highly desirable location.

LOCATION: The friendly village of Sparkford has a public house, playing field, an active parish hall for Scouts and toddler groups, St Mary Magdalene church, which is part of the wider Cam Vale Benefice centred on the village of Queen Camel. Schools include Hazelgrove Preparatory School and there is the nearby pre-school and primary school of Countess Gytha in Queen Camel. There is easy access to the A303 London/South West Road. Sherborne is approximately 8 miles to the South with Castle Cary approximately 5 miles to the north offering individual shopping and professional facilities with a mainline intercity railway station (1hr 40m to London). There are shops, services, cafes and restaurants available in Wincanton (Morrison's and Lidl), Sherborne (Waitrose and Sainsbury's), Castle Cary, Bruton and Yeovil, all within a 15 minute drive of Sparkford. Closer amenities are within a five minute drive and these include a local store, Post Office and surgery in Queen Camel, The Old Parlour farm-shop at Weston Bampfylde and the A303 bakery at West Camel. Sporting clubs nearby include Queen Camel Tennis Club; Sparkford Cricket Club and various golf clubs. It is only a short drive to Hauser & Wirth Somerset - a pioneering world-class gallery and The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. The house is only a short distance from various National Trust properties including Stourhead, Lytes Cary and Montacute House.

ACCOMMODATION

UPVC front door to enclosed entrance porch with tiled floor, double glazed windows and door to:

SITTING ROOM: 17'4" x 13'1" A light and airy room with an open fireplace providing a focal point. Fitted solid wood storage units, double glazed window to front aspect, storage heater, coved ceiling and opening to:

DINING ROOM: 17'2" x 9'9" Storage heater, fitted units, coved ceiling and opening to:

GARDEN ROOM: 15'7" x 10'6" A light filled room enjoying an outlook over the garden. Storage heater, double glazed window and French doors giving access to the rear garden.

KITCHEN: Inset single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units

with work surface over, tall unit with eye level double oven, inset ceramic hob with extractor canopy over, double glazed window overlooking the rear garden and space and plumbing for washing machine.

INNER HALLWAY: Airing cupboard housing hot water tank with shelving over for linen.

BEDROOM 1: 13'10" x 9'3" Double glazed window to front aspect and storage heater.

BEDROOM 2: 12'4" x 9" Large double glazed window overlooking the rear garden, storage heater and laminate wood flooring.

BEDROOM 3/STUDY: 8'6" x 7'10" This room is off the sitting room and currently used as a study. However, there is an original access off the inner hallway if someone wishes to reinstate the door.

BATHROOM: White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC and UPVC double glazed window to rear aspect.

OUTSIDE: The rear garden is a particular feature with mature shrubs and trees, winding paths, pond, greenhouse and various seating areas. It is ideal for gardeners to enjoy without overwhelming upkeep. To the front there is garage, carport and ample driveway space providing off road parking parking. A side passage makes it easy to access the garden from the driveway and the garage has both front and back doors.

DIRECTIONS: What3words - ///spark.mylon.chips

SERVICES: Mains electric, drainage, water, night storage heating and solar panels that are owned outright by the property and were installed in 2014.

COUNCIL TAX BAND: D

TENURE: Freehold

VIEWING: Strictly by appointment through the agents

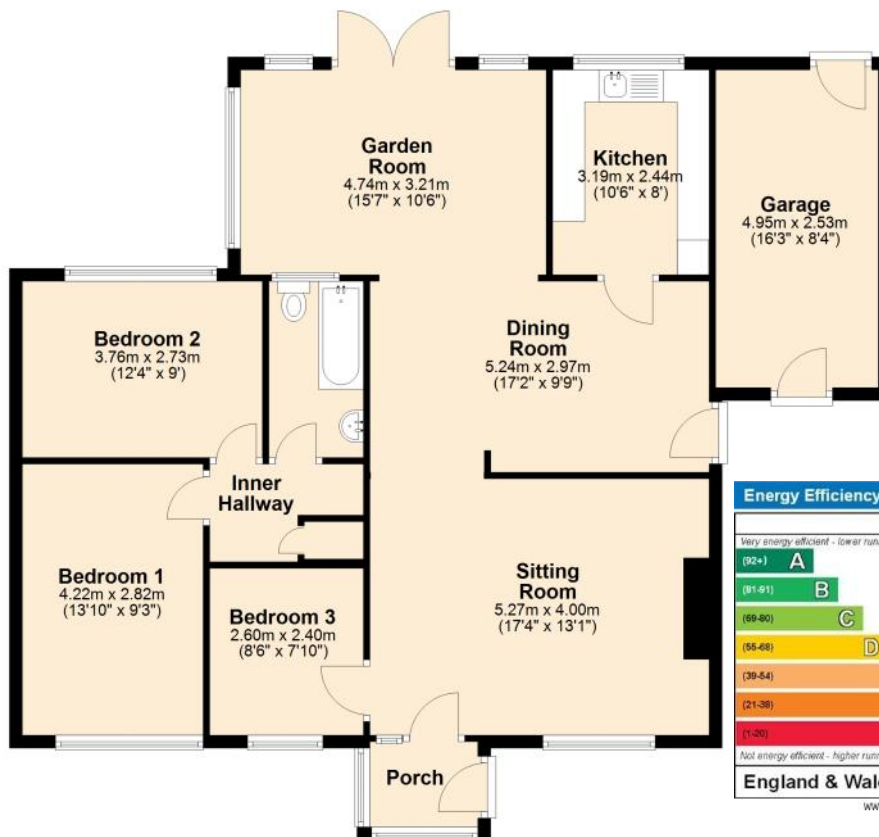
NOTE FROM VENDOR – A 1m strip of land at the rear of the garden is being leased from the Diocese of Well at £50 per year. This strip of land is currently being purchased from the owners of the property in anticipation for it to be included (subject to timescale) within the sale of the property

Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.



Ground Floor

Approx. 115.0 sq. metres (1238.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Total area: approx. 115.0 sq. metres (1238.2 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

