



Longacres  
Sparkford, BA22 7LA

George James PROPERTIES  
EST. 2014

# Longacres

Sparkford, BA22 7LA

Guide Price - £850,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Longacres is a beautiful modern detached family home. The property has been built to a high standard with exceptional attention to detail throughout. The well designed accommodation flows well and offers comfortable family living space of almost 3000sqft. The heart of the property is the large kitchen/dining room with bi-folding doors to the garden and double doors opening to a family room. There is also a study and more formal sitting room. To the first floor there are four bedrooms with the principle bedroom having a dressing room and en-suite shower room. The second bedroom also has an en-suite shower room and there is a well appointed family bathroom. Outside there are large gardens with ample parking and double garage.

## Services

Mains water and electricity are connected. Private drainage via a modern treatment plant. Council tax band G. Efficient air source heat pump provides underfloor heating to the ground floor and radiators to the first floor. The property is triple glazed throughout with all main windows fitted with louvered shutters.

## Amenities

Sparkford lies to the north of both Sherborne and Yeovil. The village has a petrol station/ supermarket, church, village hall, public house and a cricket club. Sherborne and Yeovil provide an excellent range of amenities and shopping facilities. Sporting, walking and riding opportunities are available within the area with golf Long Sutton, Wheathill, Sherborne and Yeovil. There are good links with main line stations at Castle Cary and Sherborne linking with London Paddington and London Waterloo respectively while road links are along the A303 joined nearby giving swift access to London and the South West.

## what3words

///flotation.before.roof

## Entrance Hall

With stairs leading to the first floor, half wall panelling and double doors opening to the sitting room.



**Sitting Room** 20' 6" x 13' 5" (6.25m x 4.10m)

With window to the front and bi-folding doors to the rear, some wall panelling and beamed fireplace housing cast iron stove with brick hearth.

**Study** 12' 7" x 7' 7" (3.84m x 2.30m)

With window to rear and fitted office furniture including two desk areas, fitted cupboards and drawers.

**Kitchen/Dining Room** 23' 10" x 20' 7" (7.27m x 6.27m)

With window side and bi-folding doors opening on to the garden. A high quality fitted kitchen comprising range of base and wall mounted units with Oak work surfaces over, large central island with breakfast bar. Fitted appliances including Belling electric range cooker, wine fridge, dishwasher and space for American style fridge freezer. One half bowl sink unit with mixer tap, double doors opening to the snug.

**Snug/Family Room** 12' 6" x 10' 6" (3.81m x 3.20m)

With double doors opening to the garden.

**WC**

With window to side, low level WC wash hand basin and half wall panelling.

**Utility Room** 11' 2" x 10' 11" (3.41m x 3.33m)

With window to side and door to the garden, range of base and wall mounted units with space for washing machine, single drainer stainless steel sink unit with mixer tap. Cupboard housing the heating system, internal door leading to the garage.

**Landing**

With windows to the front, built in double storage cupboard and built in airing cupboard housing hot water cylinder.

**Principal Bedroom** 20' 5" x 16' 0" (6.23m x 4.87m)

With window to the rear and some wall panelling.

**Dressing Room** 11' 6" x 7' 7" (3.50m x 2.30m)

With window to the side and range of fitted wardrobes.

**En-suite Shower Room**

With window to side, bathroom suite comprising of low level WC, vanity wash hand basin and 1500mm shower cubicle with mains shower, heated ladder towel rail.

**Bedroom 2** 20' 3" x 17' 0" (6.18m x 5.17m)

With window to front and side.

**En-suite Shower Room**

With roof window to side, vanity wash hand basin, low level WC, 1500mm shower with mains shower cubicle, heated ladder towel rail.



**Bedroom 3** 20' 4" x 11' 0" (6.20m x 3.35m)

With windows to front and rear, built in double wardrobe.

**Bedroom 4** 12' 10" x 12' 8" (3.90m x 3.85m)

With window to the rear and built in double wardrobe.

**Family Bathroom**

With window to the rear, bathroom suite comprising low level WC, vanity wash hand basin, panelled bath and shower cubicle with mains shower, heated ladder towel rail.

**Outside**

The property is approached via a shared driveway to a large gravelled parking and turning area with access to the double garage. The front garden is laid to lawn and continues to the side of the property. To the immediate rear of the property is a large patio area with various well stocked shrub and flower beds.

**Double Garage** 19' 8" x 21' 4" (6.00m x 6.50m)

With two up and over garage doors, and internal pedestrian door leading to the utility room.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(56-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	86

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TOTAL FLOOR AREA : 310.4 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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