

# LODESTONE



Rorkes Drift









## Rorkes Drift

BA22 7DB

4

Bedrooms

2

Bathrooms

2

Receptions

### PROPERTY FEATURES

- Amazing 4 bedroom detached bungalow, 2/3 reception, approx 1730 square feet of accommodation.
- Potential 1 bedroom annexe within
- Super farmhouse proportioned kitchen
- Double garage - possibility, subject to p/p for a separate detached annexe/home office/ studio etc
- Parking for campervan/motorhome and numerous cars
- Large south facing plot of about 1/3 of an acre with several garden areas
- High regarded active village



Rorkes Drift is a extensively improved detached 4 bedroom bungalow offering integrated or separate annexe potential, home office, studio, set in a large plot with double garage with additional space for camper, motorhome and numerous vehicles if required. The bungalow, as mentioned, is extremely versatile and could suit a family or retired alike.

The current set up is as a 4-bedroom home, however, there is the possibility of creating a one bed annexe within with a separate entrance. The kitchen deserves a special mention with its farmhouse proportions enjoying space for a table for at least 6, dresser, a tub chair or two and a tv – a relaxing hub to the property. Other features include a sitting room with patio doors on to front terrace and main bedroom with ensuite and 3 further bedrooms.

Externally, Rorkes Drift provides plenty of parking space for numerous vehicles, a large double garage that, subject to pp, could provide one with a separate detached annexe, home office, studio etc.

### Outside

The gardens are a haven for the keen gardener with several spaces including a front terrace, rear terrace ideal for evening drinks/barbecues, with lawns and quaint summerhouse/den, continuing to a hidden vegetable garden with raised beds and fruit trees.







## Situation

North Cadbury is a sought-after village set in picturesque countryside, typical of this part of South Somerset. This is a thriving and bustling community with a fabulous village shop offering an in-store bakery, a range of local cheeses and meats together with everyday essentials and even a dry-cleaning service. The village is also home to The Catash Inn which has excellent reviews and there are numerous opportunities to enjoy hobbies such as gardening, rambling and sewing clubs.

Close by is the village of Queen Camel which has an excellent doctors' surgery within a medical centre. Castle Cary, four miles away, is a small market town with a wide range of independent shops and boutiques. Castle Cary is also home to The Newt "one of the most exceptional country house hotels Britain has seen" according to The Telegraph. The gardens are open to the public and allow visitors to walk in the amazing woodland gardens and eat in the various restaurants. Neighbouring Bruton is well known for its restaurants, pubs and bars that include 'At the Chapel', 'The Roth Bar' at the world-renowned Hauser & Wirth Gallery, 'The Old Pharmacy and Bistro' and 'Osip'. For horse-racing lovers the renowned Wincanton Racecourse is a ten minute journey to the east of Woolston. Further afield, Yeovil and Sherborne both offer further shopping opportunities and large supermarkets.





## Schools

North Cadbury has a well-regarded primary school and is in the catchment area for senior schools at Ansford in Castle Cary and Sexeys in Bruton - both have excellent reputations. Other excellent local independent schools nearby include Millfield, Sherborne Prep and Sherborne Boys and Girls. Hazelgrove prep school, Leweston, Bryanston, Clayesmore, and the Bruton schools are all within easy travelling distance.

Transport links are excellent with a local bus service running to Yeovil and Castle Cary. The A303, a few miles south, provides a direct route to London via the M3 - there is also a mainline rail service from Castle Cary to London Paddington (Great Western - under 2 hours) and from Temple Combe to Waterloo (South Western).

## Directions

Postcode: BA22 7DB

Services: Mains electricity, water and drainage- Oil fired central heating

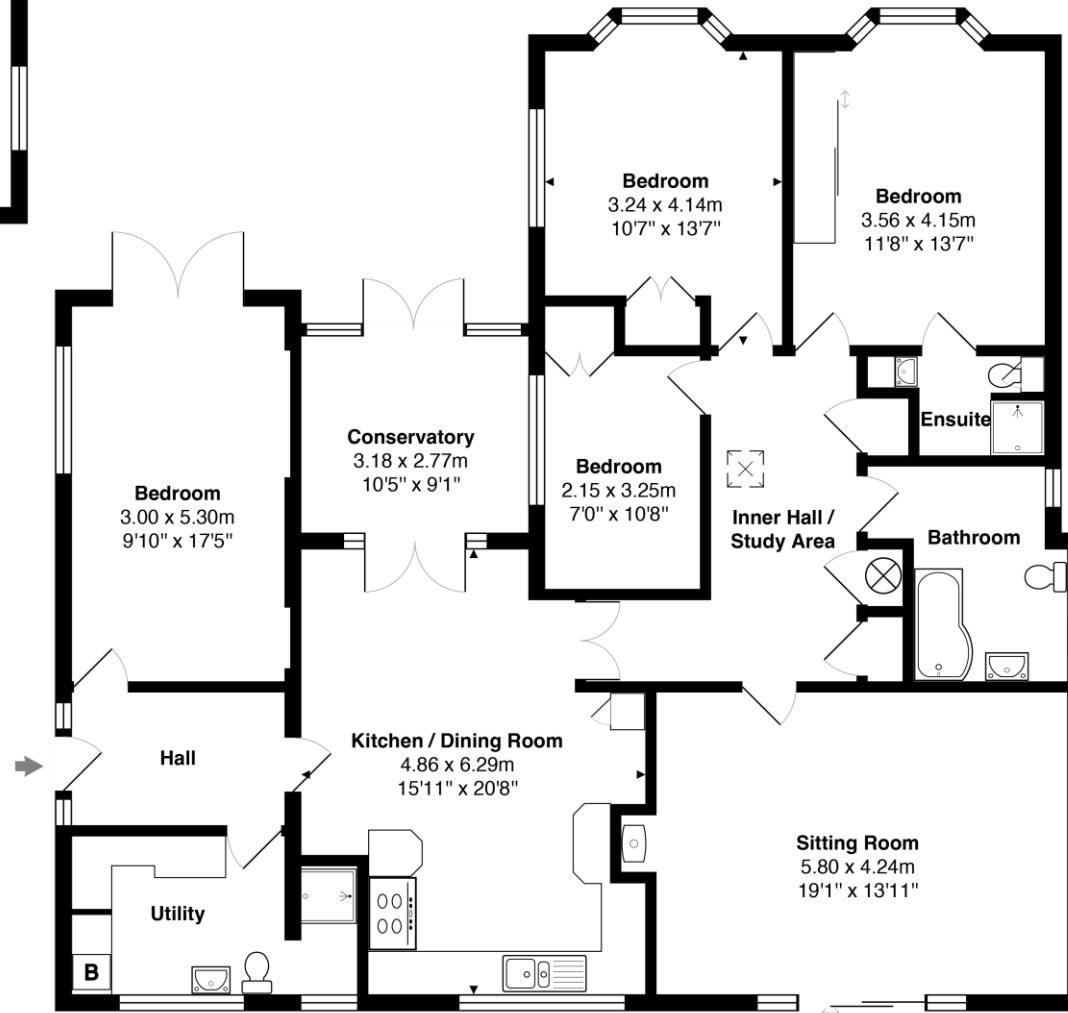
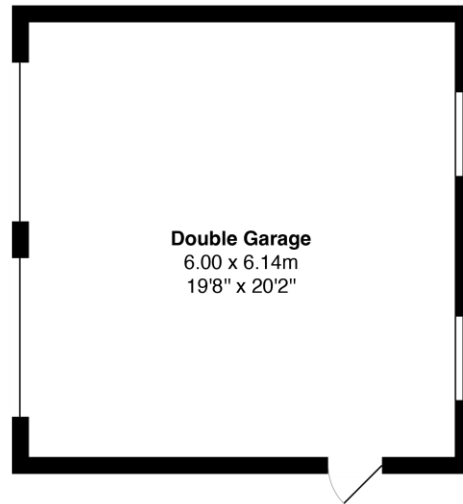
Council Tax Band - E

Local Authority - South Somerset District Council

Tenure - Freehold

# Rorkes Drift, North Cadbury

Approximate gross internal floor area of main building - 160.7 m<sup>2</sup> / 1,730 ft<sup>2</sup>



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