



Maperton Ridge, BA9 8EF

£425,000



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24/7 to book your viewing of this outstanding four bedroom country property which is presented in beautiful condition and makes every use of the stunning views to the South. Offering flexible living accommodation, with multiple reception rooms and a stunning contemporary kitchen diner downstairs. The terraced garden offers an array of spaces to sit and enjoy the breath taking views over the fields beyond, which the four bedrooms upstairs also benefit from. We strongly encourage viewing to ensure you do not miss out on this brilliant and rare opportunity to own such a striking property in the country. To interact with the virtual reality tour please click [here](#).

Situation

White Cottage is situated along Maperton Ridge, which was the old A303; conveniently located to the near by villages of Maperton and Holton with local amenities near by. The nearest town is Wincanton which includes amenities such as Doctors, Supermarkets, Public Houses, Restaurants etc. There are mainline railway stations nearby at either Castle Cary (Paddington Line) or Gillingham (Waterloo Line). The A303 is only minutes away giving you a country home with great commuter links.

Rooms

Entrance Hall

Stepping in from the raised patio onto the tiled flooring of the entrance hall, you find access to the sitting room, kitchen diner and stairs to the first floor landing. Space to kick off your shoes and hang your coats.

12'9" x 2'7" (3.96m x 0.84m)

Kitchen Area

A show stopper of a room split into two distinct sections without taking away from the open plan nature of the room. The kitchen area comprises of a range of wall and base units with wood block work surface over and an inset stainless steel one and a half bowl sink drainer. Integrated dishwasher and double electric oven with a hob under the stainless steel cooker hood. Inset ceiling lights with tiled flooring and tiling to the splashbacks. Space for a large fridge freezer.

14'2" x 11'7" (4.34m x 3.58m) max

Dining Area

The dining area is perfect for accommodating a large table and chairs in front of the double doors opening onto the Juliet balcony, so you can let the outside in and while away a long lunch wondering what crops will be growing this year in the fields beyond.

8'3" x 12'8" (2.54m x 3.91m) max

Lounge

Accessed via the kitchen diner or from the gravelled parking area, this spacious room is the perfect setting for a family room where you can sit back and enjoy the green views stretching over the fields beyond. Perfectly presented with a modern combination of colours contrasting the walls and carpeting.

13'1" x 11'9" (4.01m x 3.63m) max

Utility room

The useful utility room just off the dining area offers further work surface, with plumbing for a washing machine and space for a tumble dryer. Additional storage corner cupboard and door to cloakroom.

5'6" x 6' (1.73m x 1.83m) max

Snug

A sizeable sitting room with ample space for you to choose from a number of configurations of your living furniture. You may opt to have the feature fireplace with stone tiled hearth as the focus of the room, or perhaps the large window exposing countryside views. Either way, this reception room is the perfect space for relaxing after a long day, also benefitting from wall lights and the under stairs storage cupboard.

12'8" x 10'8" (3.91m x 3.32m) max



Cloakroom

Comprising of a WC and wash hand basin with vanity unit under. Tiling to the splashbacks.

2'7" x 5'8" (0.84m x 1.78m) max

First Floor Landing

This long landing connects all the bedrooms and family bathroom. Access to the loft and also benefiting from a PIV (Positive Input Ventilation) which is designed to draw in clean filtered air from the outside and gently ventilates the home with a constant stream of fresh air.

Bedroom One

The occupiers of this considerable double bedroom can look forward to waking up and opening the double doors of the juliet balcony whilst enjoying the fresh air and countryside views. Door leading to the ensuite.

13' x 11'8" (3.98m x 3.6m) max

Ensuite

Comprising of a shower cubicle, wash hand basin with vanity unit under and a WC. Tiling to the walls.

4'8" x 4'7" (1.47m x 1.45m) max

Bedroom Two

Also enjoying the same countryside views, this well proportioned double bedroom allows you to choose from a multitude of different layouts of your bedroom furniture. Ample storage in the built in wardrobe for your clothes collection.

13'2" x 10'5" (4.04m x 3.22m) max

Bedroom Three

The third bedroom features a double glazed window that drops to the floor providing views over the garden. Currently being used as a home gym showing the versatile nature of this property.

13'6" x 7'6" (4.16m x 2.34m) max

Bedroom Four

An unusual room that is split into two sections which actually unleashes a variety of potentials including the option of creating a nursery with a dressing area, or multiple study areas if the fourth bedroom is not required.

7'4" x 12'8" (2.28m x 3.93m) max

Bathroom

A contemporary bathroom comprising of a bath with a shower piece over, WC and wash hand basin with vanity unit under. Tiling to the walls and flooring. 4'5" x 9'4" (1.4m x 2.89m) max

Parking

Off road parking for two vehicles can be found on the gravelled parking bays on both ends of the property.

Garden

A tiered garden with numerous unique areas all providing incredible views over the fields beyond. The patio area is ideal for sitting and looking over your garden with your morning coffee, whilst soaking in the countryside atmosphere. Stepping down further into the garden there is an additional patio area where you can create an alternative seating area or potentially could be where you choose to station your barbecue whilst hosting your family during summer days. A sloped lawn area decorated with various trees and shrubs, with steps leading down to further lawn areas benefitting from a selection of planting beds and timber storage sheds.

Directions

Heading westbound on the A303 away from Wincanton, take the next junction signposted Compton Pancefoot/Blackfoot, turn immediately left and the property will be found along this road on the right hand side. Eastbound come off the A303 before Wincanton signposted Maperton, turn right and the property can be found along this road on the left.

Agents Notes

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England, Scotland & Wales		79	50
EU Directive 2002/91/EC			