

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



SPRINGFIELD, STATION ROAD, CASTLE CARY, BA7 7PA





## **SPRINGFIELD, STATION ROAD, CASTLE CARY, BA7 7PA**

A beautifully renovated and extended four-bedroom chalet style bungalow in a convenient location close to Castle Cary town centre and rail station.

Springfields has been refurbished to the highest standards throughout, with accommodation including an entrance hall, kitchen & dining room, utility, study, three ground floor bedrooms each with their own en-suites, a first floor sitting room and a fourth bedroom with adjoining cloakroom.

Outside there is driveway parking, a south-westerly facing rear garden and a workshop/studio.

### ***About the area***

*Castle Cary is described by Sir Nikolaus Pevsner, the eminent architectural historian, as Somerset's prettiest town, set in beautiful unspoilt countryside. The town is characterised by period buildings constructed of the distinctive honey coloured stone for which the area is well known. It remains a delightful small market town with a number of traditional shops and boutiques within the Conservation Area in which a policy of strict planning control operates to prevent inappropriate development. These shops cater for most everyday needs whilst Shaftesbury, Glastonbury, Street, Wells, Frome, Wincanton, Sherborne and Yeovil are all close by and Salisbury, Taunton, Bath and Bristol are in easy driving distance.*

*The "The Newt in Somerset" just outside Castle Cary is home to beautiful countryside walks set in the grounds of a Georgian country estate. Within the estate, there are a Hotel & Spa, Farm shop, restaurants and house & garden shop.*

*On the outskirts of Castle Cary, within a short 5 minute walk from the property, is the railway station with its direct line to Paddington and the A303 Road link is a few miles south. There are excellent state schools in the area - Ansford Academy boasts excellent exam grades and independent schools include the Sherborne and Bruton schools, Milfield, Wells Cathedral, Hazelgrove and Port Regis.*







### Accommodation

The property was built in 1950 and has recently been subject to extensive improvements, including the addition of the first floor in its chalet style layout. The roof has been completely replaced and all exterior walls have been re-rendered. The entire property is immaculately presented throughout and there are reclaimed floorboards in many of the rooms and new solid oak internal doors, too.

The kitchen dining room is located at the rear of the property and enjoys many modern conveniences including underfloor heating, bi-folding doors out to the seating terrace and sleek fitted units with Koronia worktops and Neff appliances including an oven and microwave with warming drawer, dishwasher and fridge-freezer. There is also a large kitchen island providing additional storage as well as a Neff induction hob. Off the kitchen there is the utility which houses the brand new Worcester Bosch boiler as well as providing more storage, a secondary sink and plumbing for the washing machine.

There are four further rooms on the ground floor, three of which are designed to be utilised as bedrooms and the fourth ideal for use as a study. Each of the three bedrooms is a double in size and enjoys an en-suite. The front bedroom, like the study across the hall, has a large bay window and has a Jack-and-Jill style shower room which if desired could serve the study too should a new owner prefer to use this as a bedroom. Each of the en-suites is finished to a high standard with marble-effect aqua panels and heated towel rails in each. One of the en-suites has a bath.

Leading upstairs you reach the sitting room which is a fabulous living space with 5 Velux skylights; allowing light to flood in, and a window in the far gable which enjoys lovely views. The room spans over 32' in length and has plenty of storage within the eaves. Adjoining the sitting room is a further double bedroom with a w/c.







### **Outside**

The driveway to the right hand side of the house is owned by the property behind, over which Springfield will have a right of access up to the two parking spaces in front of the house.

There is a front garden which will be seeded in readiness for the new owners occupation.

Behind the house there is a larger garden, bounded by fencing for security and enjoying a lovely south westerly facing aspect making the seating terrace outside the kitchen a real sun-trap.

The rear garden will also be seeded.

At the end of the garden there is the studio/workshop which has electricity and could be ideal for a variety of uses.

### **Services**

Mains gas, water and electricity. Private drainage with the option to connect to mains. Council tax band D. Energy Performance Rating C.

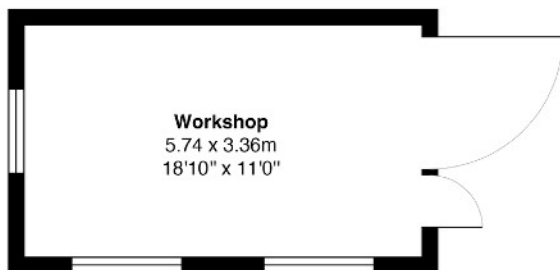




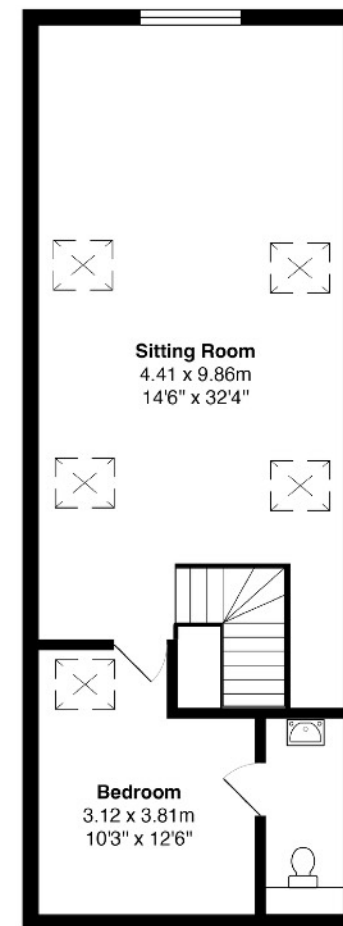
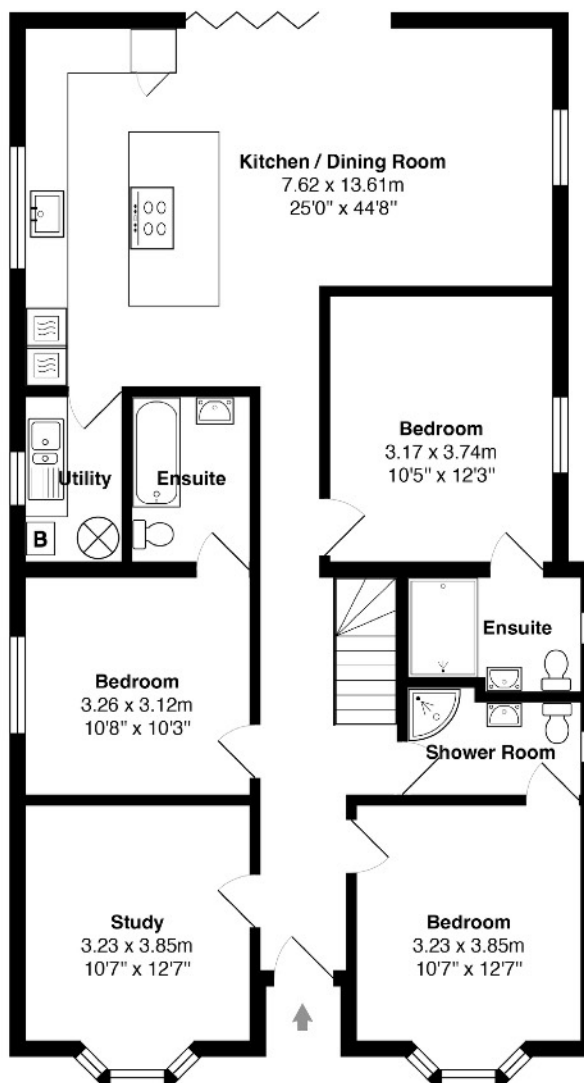
# Springfield, Castle Cary



Approximate gross internal floor area of main building  
170.2 - m<sup>2</sup> / 1,833 ft<sup>2</sup>



**Ground Floor**  
Area: 113.6 m<sup>2</sup> ... 1223 ft<sup>2</sup>



**First Floor**  
Area: 56.6 m<sup>2</sup> ... 610 ft<sup>2</sup>

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint 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. 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 or otherwise.  
**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.