

FIELD PLACE

WESTON BAMPFYLDE • NR YEOVIL • SOMERSET



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NR YEOVIL • SOMERSET**

An attractive detached edge of village house standing in a large well stocked garden bordering farmland.

Hall • Sitting room • Garden room • Dining room
Kitchen/breakfast room • Utility room • WC

3 Bedrooms • Bathroom • Shower room

Integral double garage with boiler room and first floor games room/store
Summerhouse • Garden store

Large garden with parking.

Sparkford 1 mile • Queen Camel 2 miles
Sherborne and Yeovil 7 miles (Waterloo 2¼ hours) • A303 1 mile
(Distances and time approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Field Place

The property is a pretty detached house constructed of Blue Lias stone elevations under a clay tiled roof with brick chimneys. There are three front gable style windows with arched tiles and further dormer windows in the rear roof space. The majority of the windows are with leaded light panes and there is a small carved stone oval window on one side of the front door. The garden room on the north west end is constructed a of stone base with timber and glazed elevations. The property has undergone refurbishment and improvements under the ownership of the present vendors and is offered in excellent order. Reception hall with stripped oak flooring, open inglenook fireplace, exposed timbers and staircase rising. Sitting room with open fireplace with pine mantel and stone hearth, window seat. Garden room with terracotta tiled floor and glazed door to terrace. Dining room with stone fireplace inset with woodburning stove, stripped oak flooring and exposed timbers. Kitchen/breakfast room with bespoke pippy oak wall and base units with polished granite tops incorporating 1½ bowl Corian sink, oil-fired 2 oven AGA (cream), Miele dishwasher, tiled floor, Bosch fridge/freezer, downlighters. Utility room with wall and base units and stainless steel sink, John Lewis washing machine, back door. Double integral garage with cupboards and access to boiler room with oil-fired Warmflow boiler. Cloakroom. The first floor has an open landing with airing cupboard and hanging cupboard, 3 double bedrooms – two of which have fitted wardrobes. Bathroom with rolltop bath with mixer tap and shower attachment, wash basin, heated towel rail, WC and large airing cupboard. Shower room with glazed and tiled shower cubicle with bulbhead shower, body jet and hand held attachment, wash basin, WC, heated towel rail, tiled floor and part tiled walls.

Situation

Field Place is situated in the small village of Weston Bampfylde which has the parish church of Holy Cross. Local village facilities in Sparkford (petrol filling station/shop and pub) and in Queen Camel (village shop, pub, medical centre and primary school).



Primary school in Queen Camel. Other schools in the area include Hazlegrove at Sparkford, Millfield at Street and Sherborne Schools amongst others.



Sherborne, Yeovil, Bath, Taunton, Exeter, Salisbury and Poole.



Courses at Yeovil, Sherborne, Lovington (Nr Castle Cary) and Dorchester (Came Down).



There are a number of bistro pubs and restaurants within the local area.



Village shop/post office in Queen Camel. The regional centre of Yeovil and Abbey town of Sherborne are both easily accessible and provide a wide range of shopping and business facilities.



Nearby access onto the A303 provides a direct east/west route linking with the M3 to London.



Mainline rail services from Yeovil and Sherborne to London (Waterloo) taking about 2¼ hours. Castle Cary to Paddington in about 90 minutes on the fast train.



Bristol, Bournemouth and Exeter Airports are all within about 1 hour's drive offering connections within the UK, to Europe and other destinations.

Gardens and Outbuildings

The property is accessed off a No-Through lane onto tarmac parking and turning at the front of the house. There is a small semi-circular rose border and a number of shrubs. Steps lead up to a banked garden on the southern side with clipped topiary and mixed shrubs and plants.

An archway in the hedge leads to a small area of orchard with cherry, apple and plum trees, the oil tank is located here. The main garden lies at the rear and at one side and the area closest to the house has a sheltered stone paved rear terrace ideal for entertaining with steps up to a lawn. There is access to a lower tier of lawn with a number of borders mixed shrubs and trees. In the southern corner of the garden steps lead up to a small paved terrace in front of a hexagonal timber summerhouse. There is stone balustrading with steps down with rockery garden to the lower area of garden on the northern side. This encompasses a large lawn interspersed with trees, shrubs and borders. The kitchen garden is located on the western side with a fruit cage stocked with raspberries, gooseberries and redcurrants. Within this area there is a timber garden store with compost bins to the rear. The gardens border farmland with rural views to the north.

Directions (Postcode BA22 7HT)

Approaching Queen Camel from the south on the A359 turn right at the mini-roundabout and take the first right turn after about 200 yards signed to Sutton Montis/Corton Denham. Proceed for just over 1 mile, turning left signed to Weston Bampfylde/Sparkford. Continue into the village taking the left turn at the grass triangle and Field Place will be found at the end of this lane on the left.

Services

Mains water and electricity. Private drainage. Oil-fired central heating and AGA. Electric heating in Garden Room. Council Tax Band: G

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure: Freehold.

Local Authority

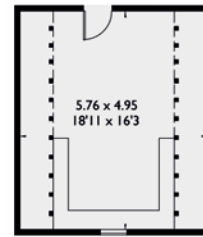
South Somerset District Council: 01935 462462.

Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.

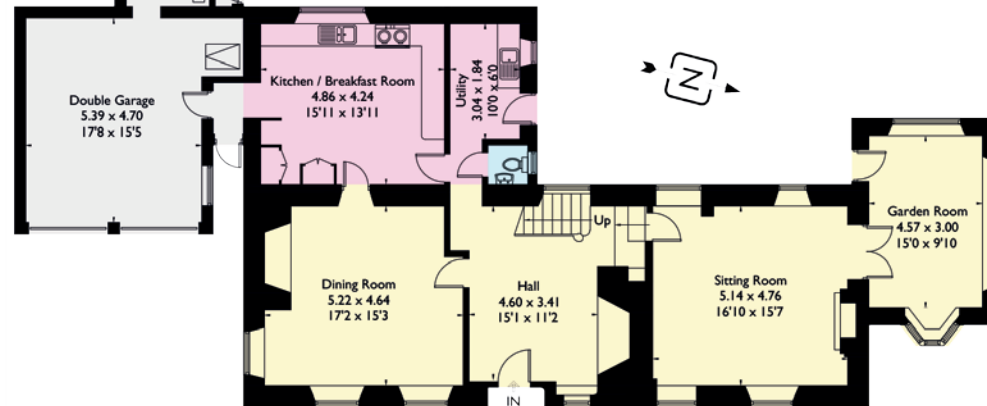
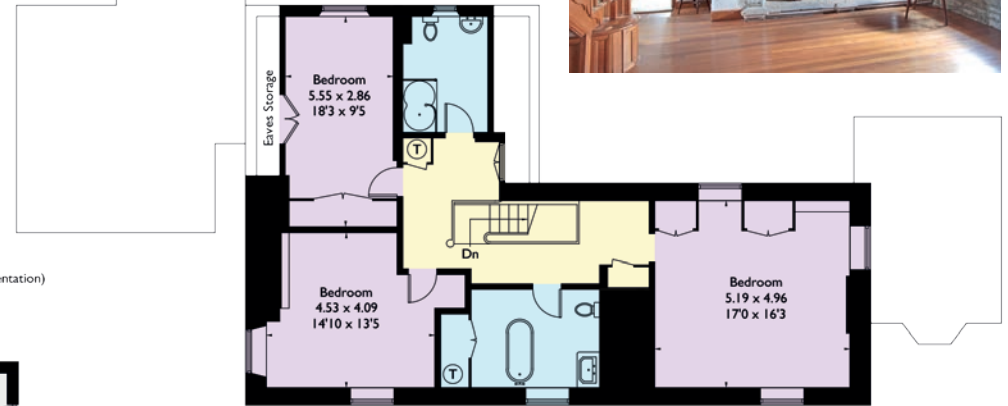
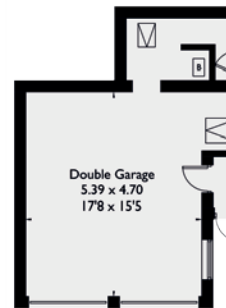
Approximate Gross Internal Floor Area

260.1 sq m / 2800 sq ft (Including Garage)
 Games Room / Store = 28.5 sq m / 307 sq ft
 Total = 288.6 sq m / 3107 sq ft



(Not Shown In Actual Location / Orientation)

Games Room / Store



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(89-91) B			
(85-88) C			
(82-84) D			
(78-81) E			
(75-77) F			
(72-74) G			
(69-71) H			
(65-68) I			
(62-64) J			
(58-61) K			
(55-57) L			
(52-54) M			
(48-51) N			
(45-47) O			
(42-44) P			
(38-41) Q			
(35-37) R			
(32-34) S			
(28-31) T			
(25-27) U			
(22-24) V			
(19-21) W			
(16-18) X			
(13-15) Y			
(10-12) Z			
Not energy efficient - higher running costs			