Kingham, High Street, West Lydford TA11 7DB

£795,000 Freehold
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Description
A truly exceptional detached family home that has undergone significant renovation and extension to provide a contemporary, light, airy and spacious house which is located in a quiet village just 10 minutes from the thriving market town of Castle Cary. The property has been finished to a very high standard throughout and sits within its own good sized plot of landscaped, mature gardens with the added benefit of an integral garage, a gravelled driveway giving ample parking, aluminium double glazing throughout, oil fired central heating and oak doors, stairs and flooring.

The accommodation is arranged over two floors and comprises entrance reception hall with oak turning staircase rising to the first floor landing, under stairs storage cupboard and large cloaks cupboard, good size sitting room with freestanding wood burning stove with slate hearth and glazed double doors into a superb kitchen/dining/living space, engineered oak flooring, floating oak shelf, two sets of sliding doors onto the paved terrace, high matt fitted kitchen with central island and breakfast bar, seal stone worktops, glass splashbacks, integrated double oven, microwaves, warming drawer, two dishwashers, two fridges, wine fridge and door into the utility room. Spaces for tumble dryer and washing machine, fitted base units with solid oak worktops over, door into garage with power and light, electric up and over door and a door into the study/garden rom with sliding doors onto the terrace. Also to the ground floor is a family room and cloakroom, being fully tiled with fitted wash hand basin and WC.

The spacious half galleried landing to the first floor has access into the attic and all of the bedrooms lead from here. The master bedroom enjoys views to the rear over the garden, has fitted wardrobes and an en-suite bathroom, fully tiled and shower over the bathroom, bedroom two also has fitted wardrobes and an en-suite shower room with walk in double shower and fully tiles, two further double bedroom, one single bedroom and the main family bathroom which is fully tiled and has a walk in double shower. This is property is superb for the growing family and must be viewed to be appreciated.
Outside
The property is approached through double gates and across a gravelled driveway which leads to the garage, parking area and front entrance porch. Either side of the driveway are mature, manicured gardens with an abundance of flowers, shrubs and bushes, lawned areas, trees and lighting. Side access leads to the rear of the property. The gardens to the rear are landscaped to a very high standard with a large paved terrace, ideal for entertaining with a bespoke seating area and raised flowerbed with lighting. From here steps down lead onto the lawned gardens which are level with mature borders to wither side and encompassed by fencing. There is a gravelled pathway which leads to a further seating area and wooden storage shed.

Location
West Lydford is a sought village located approximately 6 miles west from the thriving market town of Castle Cary with a church, nursery and shop which is located at the petrol station. Castle Cary is a small market town set in unspoilt countryside. It has many independent businesses including shops, boutiques and galleries. Amenities include Nursery, Primary (Hazelgrove School) and Secondary schools (Millfield school, Kings Burton, Sexys) Health Centre, Dental Practice, Library, Post Office, Delicatessens, Grocery Stores, Greengrocery, Newsagent, Chemist, Pubs and Tea shops. There are large supermarkets a 15 minute drive away and the towns of Wincanton and Shepton Mallet are close by. The cities of Bath, Bristol, Salisbury and Wells are all within easy driving distance. On the edge of Castle Cary is the railway station with its direct line to London and the A303 is a few miles south.

Directions
From Castle Cary, proceed on the B3153 through the villages of Alford and Lovington, passing Wheathill Golf Club on the left hand side until reaching Lydford on Fosse. At the traffic lights turn right onto the A37 and after a short distance turn left signposted West Lydford. Continue into the village and the property will be found after a short distance on the right hand side.

AS REF: 24659 MAY 2019

Local Information West Lydford

Local Council: Mendip District Council
Council Tax Band: E
Heating: Oil fired central heating
Services: Drainage, Water and Electricity
Tenure: Freehold

Motorway Links
- A303/M3
- M5

Train Links
- Castle Cary
- Templecombe

Nearest Schools
- Lovington/Keinton Mandeville
- Castle Cary