

Fox Grant



SITUATION

Castle Cary 5 miles, Sherborne 7 miles, Yeovil 8 miles, Glastonbury 15 miles, London 122 miles

Mainline Train Services: Bristol Airport 38 miles, Bournemouth International Airport 37 miles

International airports: Castle Cary to London Paddington 1hr 50, Sherborne to London Waterloo 2hr 14 mins

Education The area abounds with good schools including Hazelgrove, Sherborne boys and girls, Kings, Sexey's at Bruton and Millfield School at Street. Primary and secondary state schools can be found in Yeovil and surrounding villages. For further details see www.iscis-sw.co.uk for independent schools and www.somerset.gov.uk for state schools information.

Local, Sporting & Recreational The Mount is situated on the edge of Sparkford. The neighbouring hamlet of Queen Camel offers the benefits of a village shop, post office, St Barnabas' Church, memorial hall and leisure facilities. Sherborne and Wincanton offer a more comprehensive range of shops and restaurants, whilst nearby Shepton Mallet and Exeter offers comprehensive shopping and dining with extensive facilities. There are excellent walking opportunities nearby.

THE MOUNT

The Mount is a well presented charming property which is privately positioned and benefits from generous secluded gardens and a private drive. The property enjoys stunning rural views to the South East across the neighbouring land and beyond. Extending to some 2420 ft² (GIA) the property offers spacious accommodation with a combination of traditional and modern style to offer the ideal family home within its half an acre plot. The property originates from 1920's and has benefitted from recent refurbishment, whilst retaining many period features and its original charm.

The property enjoys excellent communication links with easy access to the A303 linking the West Country and London via the M3.

The accommodation comprises:-

- Kitchen/Breakfast Room
- Conservatory
- Three Reception rooms
- Cloakroom
- Boiler Room
- Five Bedrooms
- Two Bathrooms and one en-suite
- Potential to extend subject to planning



EXTERNAL

Outside the property is approached by a gravel drive which provides plentiful space for parking. The large private garden, mainly lawn, wraps around the property and benefits from high trees amplifying the privacy that the house enjoys.

The property also encompasses a double garage that provides opportunity for an outside office or workshop

In all the land amounts to about 0.61 acres

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

EPC Band E : full EPC available upon request from agent

Local Authority Somerset County Council

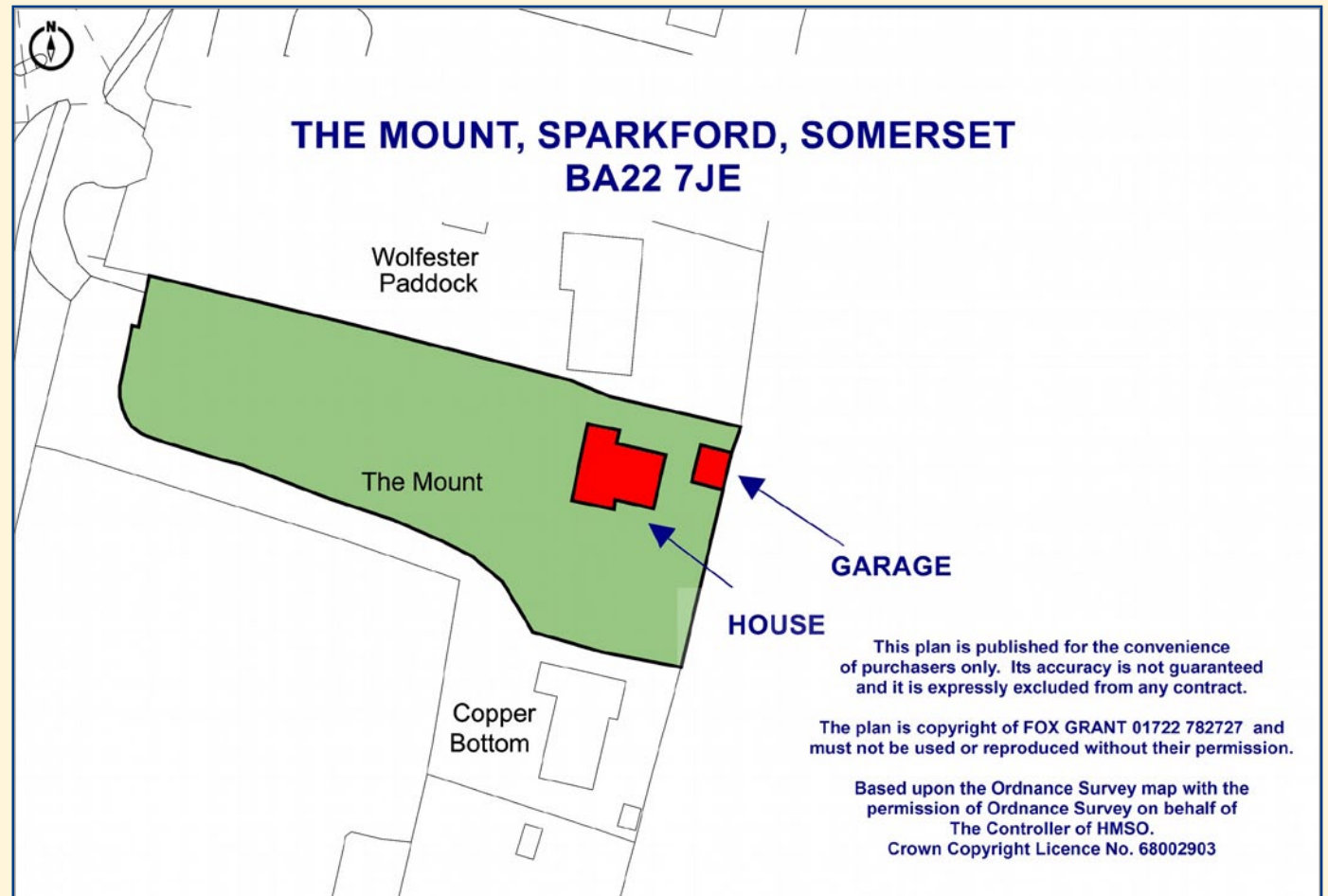
Council Tax Band E

Services Mains water and Electricity

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared by Maddie Standing-Gill, November 2020.



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact Maddie Standing-Gill or William Grant for further details or email maddie@foxgrant.com



Maddie
Standing-Gill



William
Fox Grant

Fox Grant

THE MOUNT BA22 7JE

DIRECTIONS

Postcode: **BA22 7JE**

Heading West on the A303, at Hazelgrove Roundabout, take the second exit towards Queen Camel. Take the first left, then immediately right, signposted Private Drive. The Mount is positioned on the left up a private drive.

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE