

Symonds & Sampson

1 Episcopi Place

Folly Road, Kingsbury Episcopi, Somerset

#1 New House

Folly Road
Kingsbury Episcopi
Somerset
TA12 6BH

3 1 3

- A brand new detached house with Air source heating
- Nestling in this quiet village
- large garden and plot circa 0.33 acre
- Village Location
- 10 Year Warranty

Guide Price £650,000

Freehold

Yeovil Sales
01935 423526

yeovil@symondsandsampson.co.uk







THE DWELLING
A very appealing brand new detached village house currently under construction (May 2026) due to be completed circa Winter.

ACCOMMODATION
This fabulous new build comprises an entrance reception hall, cloakroom/wc, understairs cupboard, separate living room, large kitchen/dining room opening out to a further family room/area and doors leading to a further study/occasional bedroom 4. A generous first floor landing, three bedrooms all with fitted wardrobes and a family bathroom.

SITUATION
Kingsbury Episcopi was crowned 'Somerset Village of the Year 2018' and offers a range of local facilities including a community shop with cafe and Post Office, recreation ground, primary school in nearby Stembridge and two churches.

Further everyday amenities can be found in the nearby village of Martock including a selection of shops, Co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. Langport, Somerton and Yeovil are all at hand.

The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

OUTSIDE/THE PLOT
This new house is situated towards the edge of this lovely Somerset village and benefits from circa 0.33 acre plot, ample parking, double garage and very large garden/plot to the rear.

SERVICES
Air source heating with underfloor heating. (Radiators to the first floor)
Mains water, electricity and drainage.

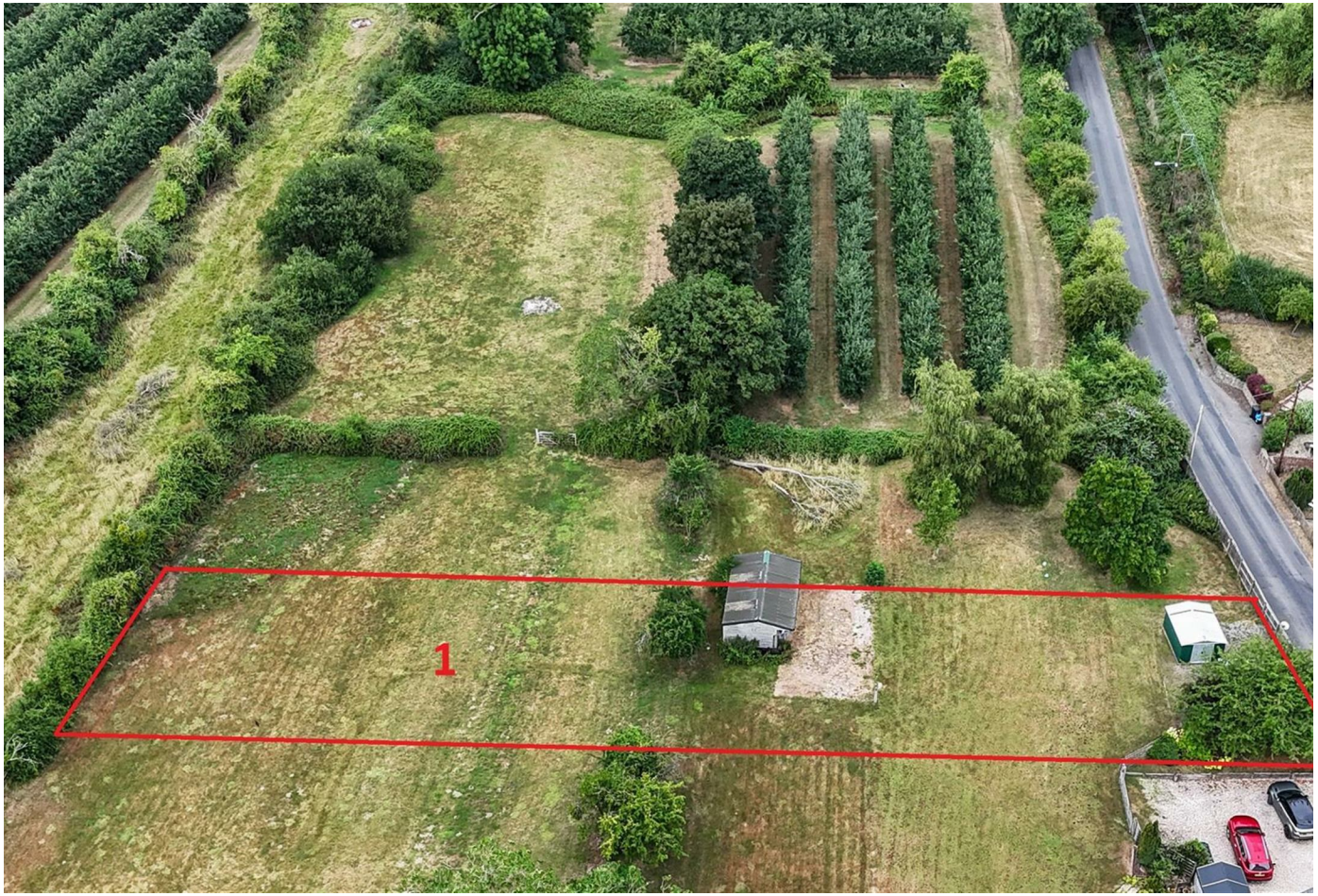












DIRECTIONS

What 3 words:
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MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band - To be assessed by the local authority

The images shown in this brochure are computer-generated. The property is due for completion early Winter 2026.

10 year warranty is available.




NETFLIX





Folly Road, Kingsbury Episcopi, Martock

Total = 1620 sq ft / 150.4 sq m

For identification only - Not to scale



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YEO/SH/21.05.2026

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG

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