Rolfe East







Bridle Way, Barwick, BA22 9TN

Guide Price £499,950

- SUBSTANTIAL MATURE EXTENDED BUNGALOW (2060 SQUARE FEET).
- PRIVATE DRIVEWAY FOR 7 CARS OR MORE.
- uPVC DOUBLE GLAZING AND LPG FIRED RADIATOR CENTRAL HEATING.
- SHORT DRIVE TO YEOVIL AND SHERBORNE TOWNS PLUS RAILWAY STATION TO LONDON.
- STUNNING COUNTRYSIDE VIEWS AT THE REAR.
- ATTACHED SINGLE GARAGE.
- DETACHED TIMBER CABIN IN GROUNDS - IDEAL WORK-FROM-HOME SPACE.
- PLOT AND GARDENS EXTEND TO NEARLY AN ACRE (0.82 ACRES APPROXIMATELY).
- 2-3 GENEROUS DOUBLE BEDROOMS.
- SEPARATE VEHICULAR ACCESS TO THE LAND.

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95 Bridle Way, Barwick BA22 9TN

NEARLY AN ACRE OF GARDEN WITH SEPARATE VEHICULAR ACCESS TO THE LAND! STUNNING COUNTRYSIDE VIEWS AT THE REAR. '95 Bridle Way' is a deceptively spacious (2060 square feet), extended, mature, chalet bungalow situated in a choice, residential village location boasting lovely countryside views at the rear. The property stands in an exceptional plot, gardens and paddock extending to over three quarters of an acre (0.82 acres approximately) with a delightfully sunny westerly aspect at the rear and backing on to fields and a pretty stream. Double gates give vehicular access to the grounds. There is a private driveway providing parking for seven cars or more and an attached garage / workshop. The vendors have added a detached timber cabin in the grounds with light, power and water connected. The grounds offer potential to build further accommodation, ancillary accommodation, work-from-home space, annex or holiday let, subject to the necessary planning permission. The principal property boasts LPG-fired radiator central heating and uPVC double glazing. The accommodation is flexible and boasts excellent levels of natural light from a sunny east to west aspect, dual aspects in some of the rooms and large feature windows. It comprises large entrance reception hall, sitting room, open plan kitchen / dining room with utility room area, snug area, two very large ground floor double bedrooms and a ground floor family WC / shower room. On the first floor there is a landing area and large loft room that is used by the current owners as a third double bedroom. This lovely home also has country lane walks and walks to the village centre not far from the front door – ideal as you do not have to put the children or the dogs in the car! The village centre and pub is a short walk away. Stoford and Barwick lie approximately 2 miles south of Yeovil. The village is centred on a village green with the pub located opposite.

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Council Tax Band: D





The adjoining village of Barwick which lies within the same parish has a primary school, church and recreational ground. Both Sherborne and Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational and shopping facilities. Stoford also has the mainline railway station making London Waterloo directly in just over two hours.

It is a short drive to the nearby town of Sherborne. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

Pathway to storm porch with outside light, uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 17'10 maximum x 21'6 maximum. A huge entrance reception hall greeting area providing a heart to the home, with extended

SNUG / OFFICE AREA: 18'3 maximum x 10'7 maximum. Radiator.

Entrance hall benefits from radiator, inset ceiling lighting. Further panel door from the entrance hall leads to shelved linen cupboard. Staircase rises to the first floor with under stairs storage recess. Double doors lead to halls cloaks cupboard space. Glazed double doors from the inner hall/office/snug area lead through to the sitting room when open providing a full through-measurement of 33'11 maximum.

SITTING ROOM: 22'9 maximum x 15'5 maximum. A beautifully proportioned main reception room enjoying a light dual aspect with two large feature uPVC double glazed windows to the rear enjoying a westerly aspect and views across fields, uPVC double glazed sliding patio doors to the side, two radiators, TV ariel attachment and telephone point.

Panel door from the entrance reception hall leads to the

KITCHEN: 12'3 maximum x 11'8 maximum. An extensive range of oak panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset electric hob with electric oven under, a range of drawers and cupboards under, integrated Bosch dishwasher, space for under counter fridge, a range of wall mounted display cabinets, under unit lighting, timber effect laminate flooring, inset ceiling lighting, wall mounted Worchester boiler. Large entrance from the kitchen leads to the utility room providing a full through-measurement of 19'11 maximum.

UTILITY ROOM / EXTENDED KITCHEN: 23'4 maximum x 8'2 maximum. Large entrance leads back to the kitchen, laminated worksurface with cupboards under, space and plumbing for washing machine and tumble dryer, space for upright fridge freezer, radiator, two ceiling light windows, uPVC double glazed double doors lead to the rear, personal door to the garage. Double oak glazed doors lead from the utility room to the inner hall/office/snug.

Panel door lead from the entrance reception hall to the ground floor bedrooms.

BEDROOM ONE: 15'6 maximum x 13'11 maximum. A generous double bedroom, uPVC double glazed window to the front boasting an easterly aspect, radiator.

BEDROOM TWO: 12'8 maximum x 12'4 maximum. A second double bedroom, uPVC double glazed window to the front boasting an easterly aspect, radiator. Double doors lead to fitted wardrobe cupboard space.

GROUND FLOOR SHOWER ROOM: 12'6 maximum x 5'2 maximum. A white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, splash back, tiled floor, walk-in double-sized glazed shower cubicle with wall mounted remote control Mira power shower, extractor fan, glazed screen, chrome heated towel rail, ceramic floor tiles, inset feature ceiling lighting, two uPVC double glazed windows to the rear, wall mounted illuminated demister mirror.

Staircase rises from the entrance reception hall to the first floor landing, ceiling light window to the rear. Panel door leads to

LOFT ROOM: 17' maximum x 10'10 maximum. A generous double room used by the current owners as a bedroom, two double glazed Velux ceiling windows to the rear, radiator, doors lead to eves storage cupboard space.

OUTSIDE:
This substantially extended and modernised bungalow stands in a generous level plot and gardens extending to just under 1 acre (0.82 acres approximately).

Double wrought iron gates at the front of the property give vehicular access to a large PRIVATE DRIVEWAY providing off road parking for 6 cars or more. Front garden is laid to lawn and eclosed by brick walls and panel fencing, storm porch with outside light. Driveway houses LPG canisters. Personal door at the side of the property leads to the utility room. Driveway leads to

ATTACHED GARAGE: 18'5 in depth x 8'11 in width. Metal up and over garage door, uPVC double glazed and window and door to the side, light and power connected.

At the rear of the property is a brick paved patio seating area enjoying a westly aspect and the afternoon sun, outside light, outside power point, outside tap and dog washing area with heated shower. Timber steps lead down to the

MAIN GARDEN: Situated at the side and rear of the property. The rear garden and paddock is laid to lawn and is simply huge backing onto countryside and fields boasting westerly and southerly aspects. The main garden is laid mainly to lawn boasting a variety of mature trees, a substantial vegetable garden, timber raised vegetable plots, shed, greenhouse. Rear garden and paddock continue to the side of the property again boasting west facing countryside views.
At the rear of the garden double timber gates give vehicular access from a council owned access road to the lower end of the garden/paddock. Hard standing provides further off road parking and vehicular access to further land.

DETACHED TIMBER CABIN: 15'5 maximum x 15'5 maximum. Double glazed windows to the front enjoying countryside views, double glazed double French doors open onto front also enjoying countryside views, light and power connected, timber worksurface with inset stainless steel sink bowl and drainer unit with mixer tap over.

The rear of the garden backs onto a riverbank and stream, enjoying a pretty streamside scene.

Rolfe East estate agents believe that the south side of the plot boasts development potential, subject to the necessary planning permission.











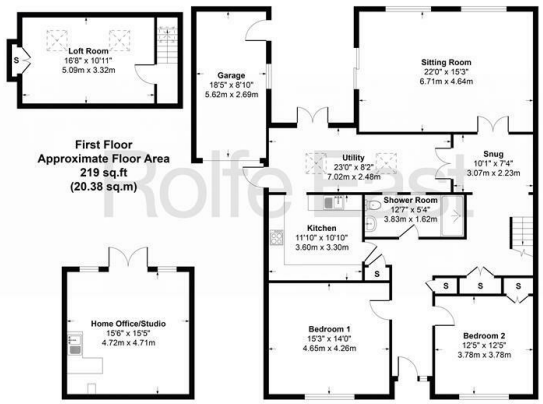








Bridle Way, Barwick, Yeovil, Somerset, BA22



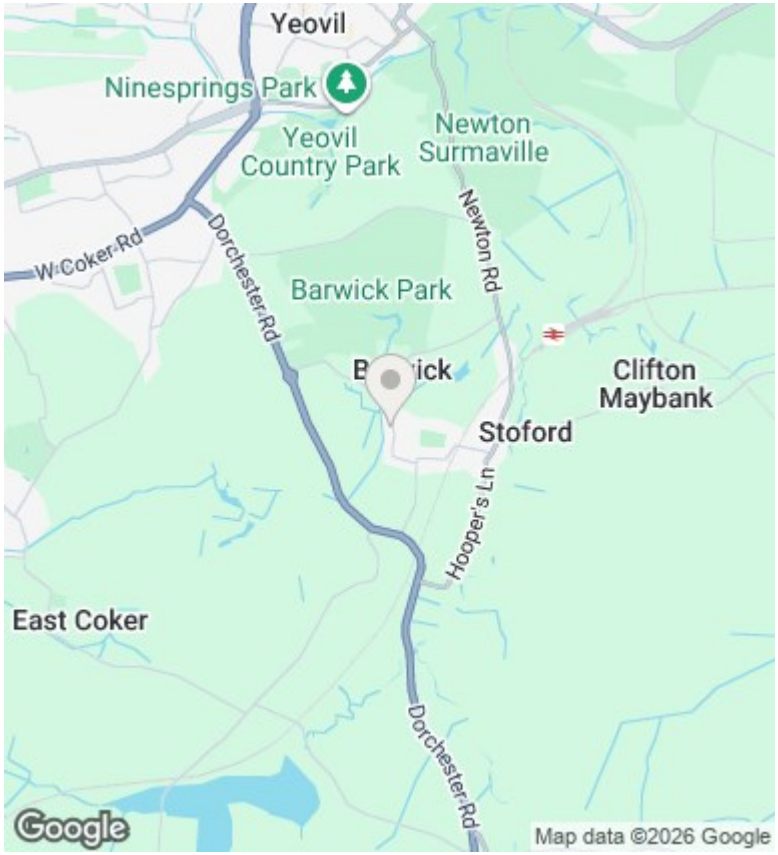
First Floor
Approximate Floor Area
219 sq.ft
(20.38 sq.m)

Outbuilding
Approximate Floor Area
239 sq.ft
(22.23 sq.m)

Ground Floor
Approximate Floor Area
1,602 sq.ft
(148.86 sq.m)

Approximate Gross Internal Floor Area 2,060 sq. ft / 191.47 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



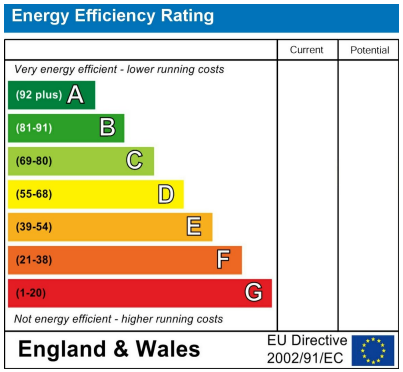
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

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