

# Cox's Close

North Cadbury, BA22 7DY

COOPER  
AND  
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**£270,000 Freehold**

A well-proportioned and superbly presented modern house, situated in a cul-de-sac position within the sought-after village of North Cadbury.

# Cox's Close

## North Cadbury

### BA22 7DY

 2  1  2 EPC C

## £270,000 Freehold

### DESCRIPTION

A well-proportioned and superbly presented two bedroom modern house, situated in a cul-de-sac position within the sought-after village of North Cadbury. The property includes a contemporary kitchen, a sitting/dining room, a conservatory, two parking spaces and an enclosed garden.

Originally a three bedroom property, now with two double bedrooms and an en-suite shower room, this immaculate home is sure to create interest. A door to the outside leads into an entrance hall, which incorporates an downstairs WC and the staircase to the first floor accommodation. To the right of the hall, the kitchen is fitted with a range of matching floor and wall units and includes a ceramic sink unit, an integrated oven, an Induction hob, a washer/drier plus space for a freestanding fridge/freezer and a 'slim line' dishwasher. The sitting/dining room is a good size, with space for a table and chairs at one side. Adjoining the rear of the property is a double glazed conservatory, which provides an additional reception room and has double doors opening out to the garden.

On the first floor, a central landing with airing cupboard gives access to both double bedrooms, the Master with an en-suite shower, a pedestal wash hand basin and WC. Furthermore, there is a family bathroom which comprises a low level WC, another pedestal basin, a panelled bath with a shower over and a double glazed frosted window to the side.

### OUTSIDE

To the side of the property, there is driveway parking for two vehicles (tandem) and access via a timber gate to the rear garden. Enclosed to all sides by fencing and walling, the rear garden is predominantly laid to patio and stone chippings, for low maintenance. Included within the garden are attractive and established planted borders, a built-in barbeque, small storage shed and the oil-tank (screened) for the central heating.

### LOCATION

North Cadbury is a popular village situated between Castle Cary and Yeovil with easy access to the A303. The village has a primary school, a historic parish church, a country inn and a village hall. Castle Cary (only three miles away) is an attractive and bustling market town of glowing golden stone. It is

a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, pubs and tea shops. There are large supermarkets in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' is just a short journey with the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington c. 90 mins) and the A303 is also within easy reach.

### DIRECTIONS

From Castle Cary, proceed along South Street heading towards the A359. At the junction turn right and stay on this road for approximately 2 miles and turn left signposted North Cadbury. Continue on this road into the village, once past the primary school turn right into Cox's Close and the property can be found on the right hand side.

### TENURE

Freehold

### COUNCIL TAX BAND

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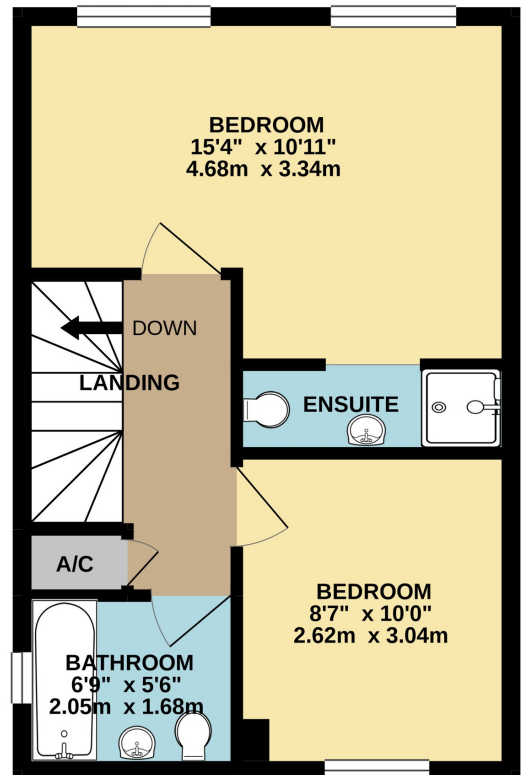




GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



COX'S CLOSE, NORTH CADBURY

TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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