

Symonds
& Sampson



4

Blackberry Court, Drayton, Langport,

4

Blackberry Court
Drayton
Langport
TA10 0LN



- Barely 3 Years Old
- Spacious Throughout
- Immaculate Accommodation
- Fabulous Kitchen/living Room
 - Large Garden
 - Parking
- Rare Opportunity
- Cul de sac Location

Guide Price £425,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A beautifully presented property, recently constructed by a well-known property developer of some repute, and offering upvc double glazing, air source heating, coved ceilings, attractive timber doors with stainless steel door furniture throughout and underfloor heating on the ground floor.

The property, which also has a good-sized garden to the side, lies in a cul-de-sac location, and early viewing is absolutely essential.

ACCOMMODATION

A storm porch with a double-glazed entrance door leads to the reception hall with a staircase leading to the first floor, an attractive timber-effect floor and an understairs storage cupboard with plumbing for an automatic washing machine.

Off the hallway is a cloakroom with a white suite, whilst there is also a bedroom 2 having a pleasant open aspect to the front with a double wardrobe and a large en suite having a large double shower cubicle.

Finally, on the ground floor is the kitchen/living room, which is superb, being dual aspect, with a comprehensive range of units with granite worktops, cream doors and stainless steel door furniture.

Fitted appliances include a stainless steel double oven, four-ring hob and hood, dishwasher, fridge/freezer, whilst there is an abundance of wall cupboards, base units with drawers and cupboards under, an island unit with a breakfast bar, and

three-door bifolds to the large side garden.

On the first floor is a good-sized landing having a study area, a hatch to the roof space and extensive fitted cupboards, whilst there is a master bedroom suite with dressing area, two sets of double wardrobes, an attractive bay window, and a lovely en suite with a bath and separate shower cubicle.

OUTSIDE

To the front of the property, there is a small gravelled border, whilst to the rear and side, there are pleasant gardens being laid to lawn, a large patio, beds and borders, an air source heat pump, a storage area at the rear and the gardens are enclosed by lap panel fencing.

At the front, there is parking for 2/3 vehicle's.

SITUATION

This lovely home lies about 1/4 mile from the centre of this small, pretty village of Drayton, located away from busy traffic and yet within easy reach of good road links. For a small village, there appears to be a great sense of community with plenty of things going on, both in terms of clubs and societies at the village hall through to the annual fete, classic car meet and dog show. The main activities in Drayton are dog walking and cycling along the Parrett Trail. The village pub, The Drayton Crown, has been recently refurbished and offers food, drink and B&B facilities. There is a very arty community with a big network of artists and craftsmen. Lanport town is about 2 1/2 miles away, where there is the

Langport Vintage Market on the second Saturday of every month, plus plenty of specialist shops, a Tesco store, many individual and interesting shops and several lively Cafés. The Parrott Trail, adjacent to the river, provides lovely walks in all directions, particularly down to Muchelney Abbey.

DIRECTIONS

What 3 words: ///guru.presides.holiday

SERVICES

Mains water, electricity and drainage. Air source heat pump.

Broadband - Superfast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area.

Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low



School Street, Drayton, Langport

Approximate Area = 1349 sq ft / 125.3 sq m
 Limited Use Area(s) = 7 sq ft / 0.6 sq m
 Total = 1356 sq ft / 125.9 sq m
 For identification only - Not to scale



Denotes restricted head height

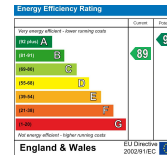


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1430298



YEO/JS/18.03.2026



01935 423526

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT