

A two-story house with light-colored stone walls and a dark grey tiled roof. A tall chimney is on the left side. The house has several windows with light green frames. A small wooden porch with a dark roof is over the front door. In the foreground, there is a wooden gate and a white car parked behind it. The sky is blue with some clouds.

Symonds
& Sampson

#2 New House Adi to Moorlands

Folly Road, Kingsbury Episcopi, Somerset

#2 New House

Folly Road
Kingsbury Episcopi
Somerset
TA12 6BH



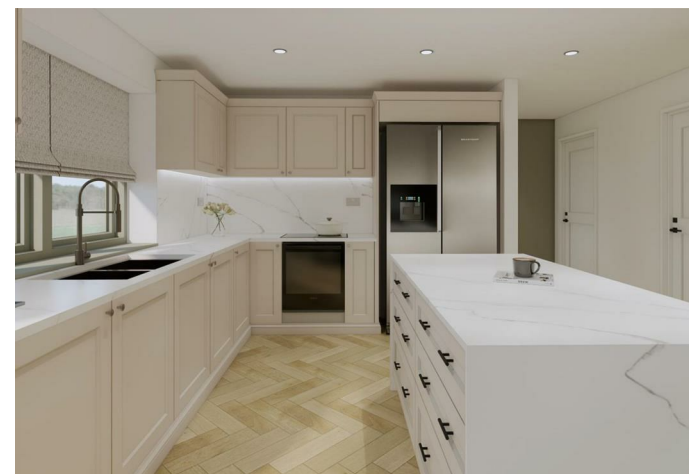
- New detached house
- large plot extending to circa 0.86 acre
 - Future proofed accommodation
- Study/ground floor bedroom and shower room
 - Double garage
 - Ample parking
 - Air source heating
 - Quiet village location

Guide Price **£775,000**

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, set in just under 1 acre.

ACCOMMODATION

A fabulous brand new house comprising entrance reception hall, large utility room, downstairs shower room, study/occasional bedroom 4, open plan kitchen dining room with further separate family/living area, first floor landing, lvery impressive large bedroom one with dressing area and en suite shower room, bedroom two and bedroom three along with a large 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/PLOT

The whole plot extends to just under one acre, divided into the house and gardens together with additional land/small paddock area.

DIRECTIONS

What 3 words:

///sting.storybook.bashed





SERVICES

Air source heating with underfloor heating. (Radiators to the first floor)

Mains water, electricity and drainage.

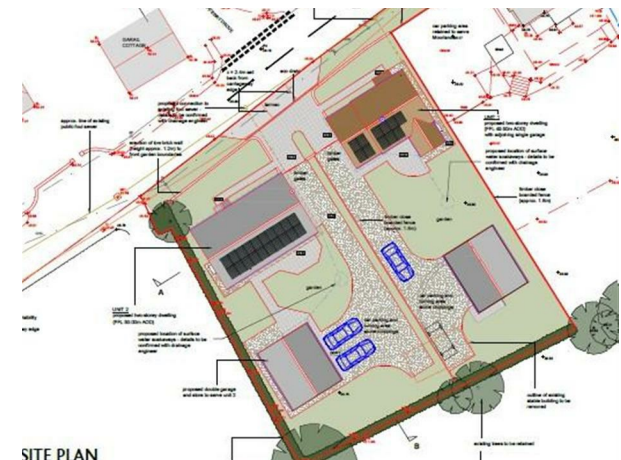
MATERIAL INFORMATION

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 late Autumn/Winter 2026.

10 year warranty is available.

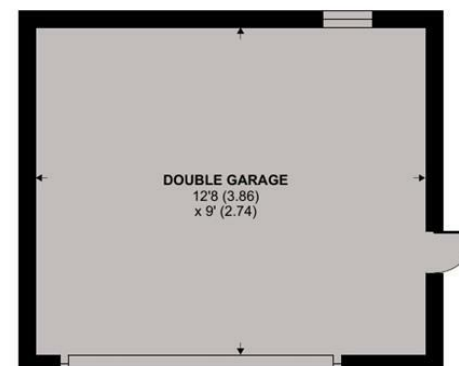




Folly Road, Kingsbury Episcopi, Martock

Total = 2187 sq ft / 203.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This floor plan was constructed using measurements provided to ©nchecom 2025 by a third party.
Produced for Symonds & Sampson. REF: 1416200



YEO/SH/21.05.2026



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 or 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