



# 22 Cherry Blossom Way

SPARKFORD, BA22 7FW

**Mark Manning**  
Somerset Prestige Property Expert



# 22 Cherry Blossom Way

Sparkford, BA22 7FW

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Tucked away in a peaceful and modern residential development, this beautifully crafted property is just three years old, offering both peace of mind and contemporary living at its very best.

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*To see video, legal pack and  
more information scan QR code*



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An immaculate and energy-efficient four-bedroom detached home in Sparkford, offering luxury upgrades, spacious living, and beautifully landscaped gardens.

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Property at a glance

4 Bedrooms

2 Bathrooms

2 Reception Rooms

Spacious Kitchen / Diner

Mature Gardens with Raised Borders

Air Source Heat Pump

Driveway Parking For 2 Cars

Single Garage

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The bright and airy living room offers a tranquil space to relax, with large windows drawing in soft natural light. The neutral décor and plush carpeting create a cosy yet refined atmosphere, ideal for unwinding with the family or hosting guests.

To the rear of the home lies a striking open-plan kitchen, dining and family area – the true heart of this home. Here, form meets function with a beautifully designed kitchen featuring sleek two-tone cabinetry, complemented by wood-effect worktops, tiled splash backs, and a full range of integrated appliances. A spray tap and water softener add a touch of luxury, while thoughtful touches such as under-unit lighting and a feature wall in a bold teal bring flair and individuality to the space.

A separate utility room offers more storage and space for a washing machine. Bi-fold doors open out seamlessly to the rear patio, merging indoor and outdoor living with ease and inviting you to step into the sunny, landscaped garden.

A spacious and inviting hallway connects the living room with the kitchen, where high-quality Karndean flooring underfoot and oak internal doors throughout signal the many thoughtful upgrades that set this home apart. Every inch has been finished to an exceptional standard, designed for stylish, modern living with an emphasis on comfort and efficiency.







## The Bedrooms

Four well-proportioned bedrooms ensure there's ample space for growing families or those working from home.

The principal bedroom is a serene retreat, complete with fitted wardrobes and a stylish en-suite shower room finished in contemporary tiling.

The remaining bedrooms are equally appealing, each filled with natural light and served by a spacious and modern family bathroom with sleek sanitary ware and a calming neutral palette.





# The Seller's View

*“The garden has been such a peaceful haven for us. Time spent nurturing the raised borders has been repaid with hours of tranquil relaxation”*

*“Number 22 has been a great entertaining house. Plenty of room in the kitchen diner, spilling out into the garden on warm summer evenings. Having bedrooms for guests to stay over has been great”*

*“We spend most of our time in the kitchen diner. When we bought the house from new, we upgraded the Karndean flooring, wood effect worktops and tile splash backs, as we knew it was going to become the heart of the home.”*

*“The EPC rating of B and the air-source heat pump mean it's a very efficient home to heat.”*





## Outdoors

The garden itself is a true sanctuary – a lush, level lawn surrounded by mature borders and raised beds bursting with flowers and greenery.

It's a place that invites al fresco dining, weekend barbecues, or simply relaxing with a book in the sunshine. A greenhouse and garden shed are neatly tucked away for the green-fingered, while the sheltered patio makes entertaining a joy from spring through to autumn.

A paved driveway provides off-road parking for two vehicles in addition to a large single garage, and the front garden is neatly landscaped, giving an immediate sense of care and quality on arrival.









## Directions

From the A303 Sparkford roundabout take the exit into the village, passing the Sparkford Inn. Follow the road round onto the Avenue. Turn right onto Cherry Blossom Way and follow the road round to the right, then turn right the property will be found on the right hand side.

Postcode - BA22 7FW

## What3Words -

///romantics.material.roaring

## Services

Mains drainage, water and electricity are all connected. Heating via an air-source heat pump

Tenure - Freehold

## Local Authority & Tax Band

Somerset Council

Tax Band - E

Viewing arrangement strictly by appointment only with sole agent Mark Manning  
01749 372377 / 07967 565220  
mark@prestigepropertyexperts.co.uk

## Amenities / Distances

Countess Gytha Primary School 1.9 miles

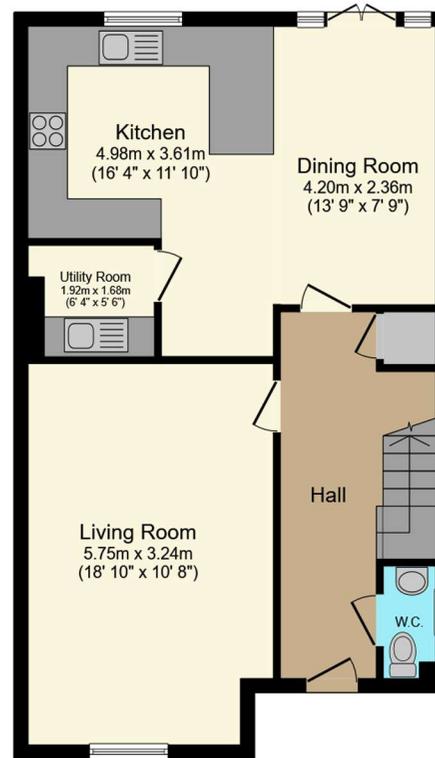
Hazlegrove Prep School 2.3 miles

Ansford Academy 5.9 miles

Railway Station (Castle Cary) 5.9 miles

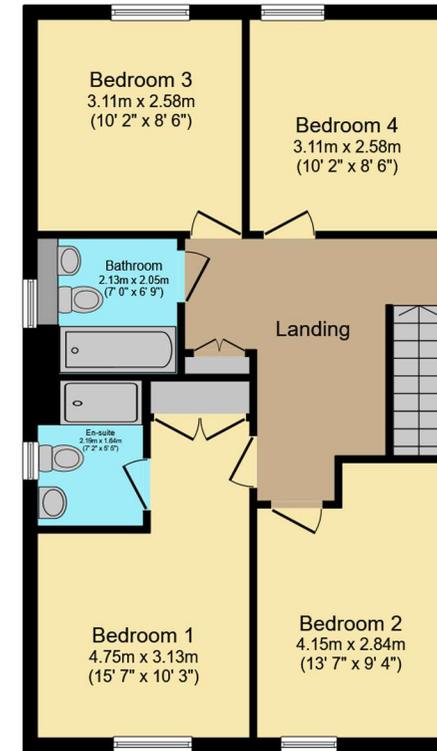
Motorway links (M5) 31 miles

Hospital (Yeovil) 8.5 miles



Ground Floor

Floor area 64.0 sq.m. (689 sq.ft.)



First Floor

Floor area 67.0 sq.m. (721 sq.ft.)

Total floor area: 131.0 sq.m. (1,410 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



# About The Area

## Sparkford

Sparkford is the home of Haynes Publishers - known worldwide for its car manuals and the Haynes Motor Museum of Classic and Veteran Cars. The Museum is often used as a start or finish point for car and motorcycle events and hosting visits by clubs. It has its own video cinema, cafe and bookshop.

Known by many travelling between London and Exeter, the A303 passes Sparkford and offers excellent travel links. Sparkford Cricket ground is a popular attraction and hosts many events throughout the year.

The village is also home to The Sparkford Inn, which dates back to the 15th century.



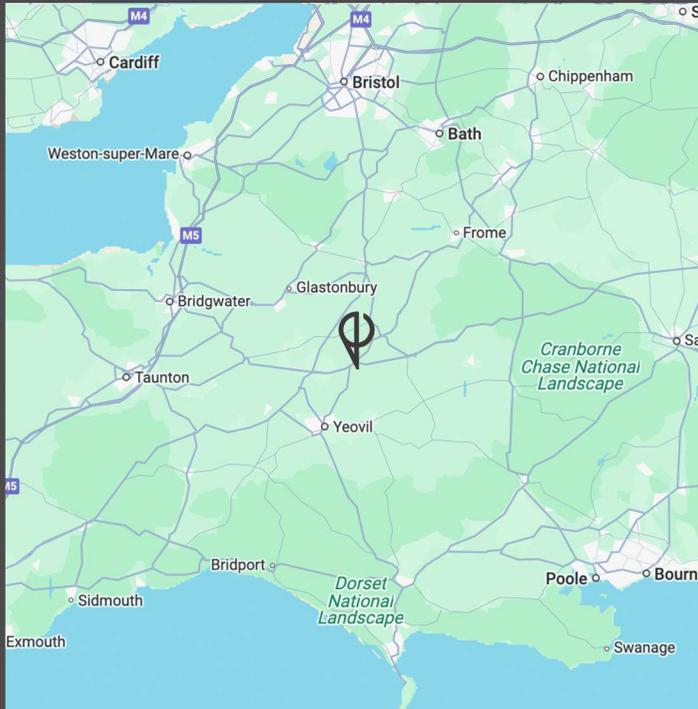
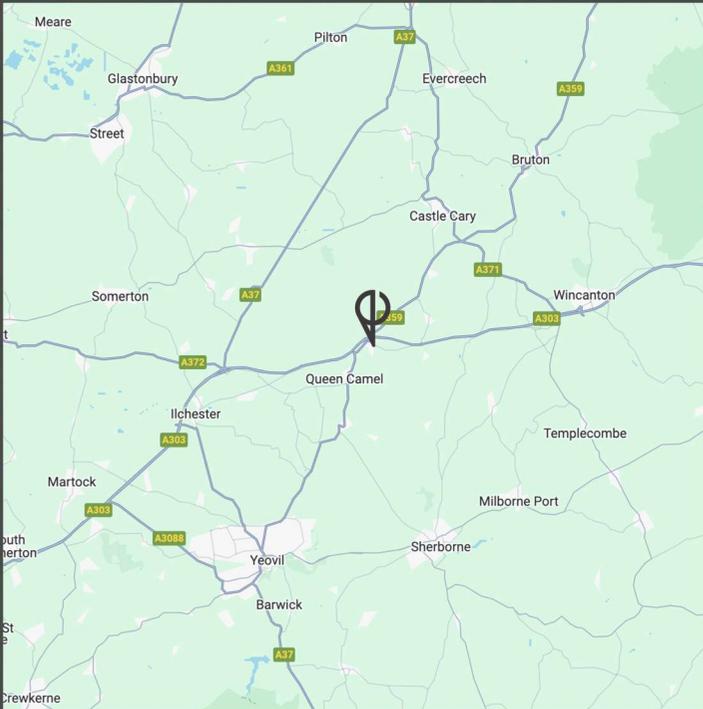
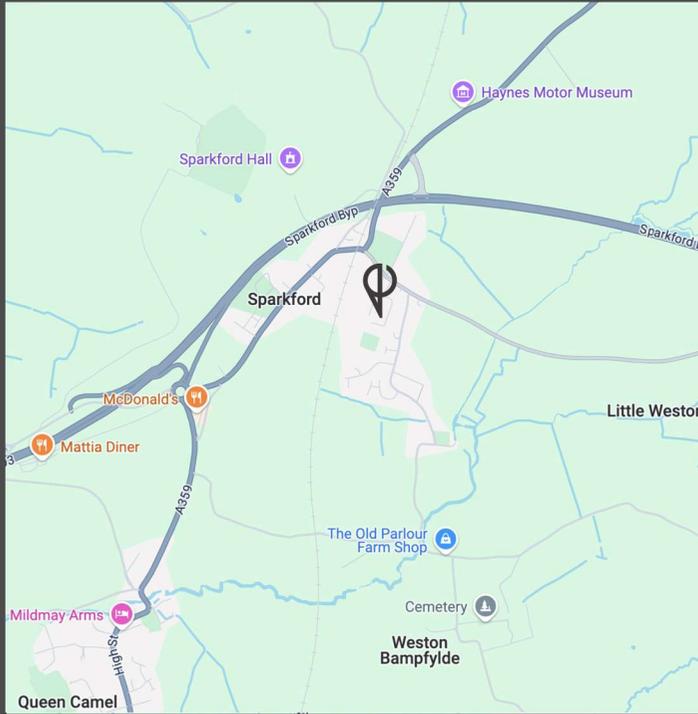
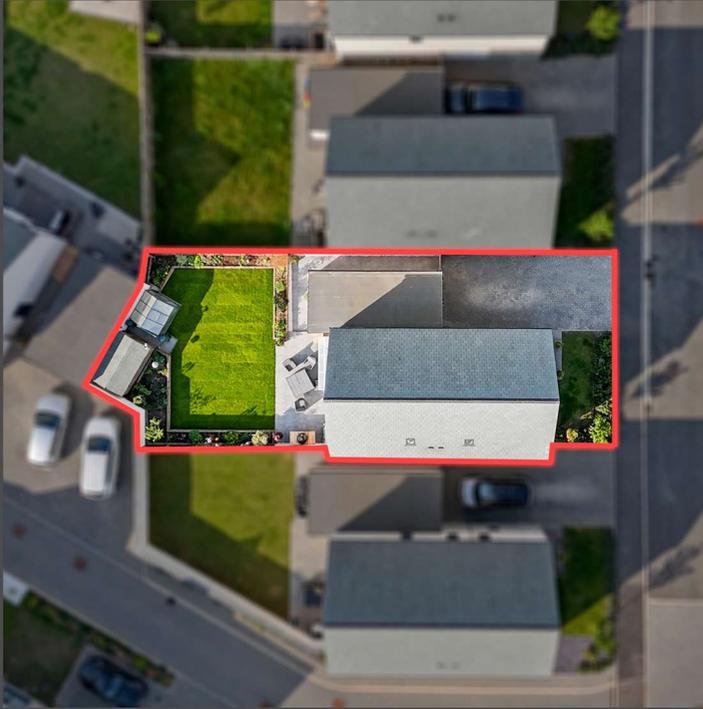
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## Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty. Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.





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# Mark Manning

Somerset Prestige Property Expert

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- Resulting in the maximum price for the seller and a smooth transaction

*"We first met Mark and he was very knowledgeable, easy to get on with. We signed up, and photo and video shoots booked quickly. Very informative and wow, just wow, I wanted to buy my own house! It did not stop there. Bookings for the open house came in before even going on Rightmove! 2 offers from the open house and we sold. Mark was on hand and responded to me very quickly I would highly recommend Mark"*



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