



6 Kingsdon

Manor Road, Somerton, TA11 7LN

George James PROPERTIES  
EST. 2014

# 6 Kingsdon

Manor Road, Somerton, TA11 7LN

Guide Price - £565,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A fully renovated and beautifully presented stone cottage situated in the heart of this sought after village. Accommodation includes a large kitchen/family room and dining area with vaulted ceiling opening to the garden. Sitting room with wood burning stove, study/snug, utility area and WC. To the first floor there are three double bedrooms and bathroom, the master bedroom has an en-suite shower room. Stairs from the bedroom lead to a good size attic/dressing room. Outside there is a drive leading to off road parking and two garages, there are pleasant gardens to the rear.

## Agents Note

One of the first floor bedrooms is above the neighbouring property therefore forming a flying freehold.

## Services

Mains water, drainage and electricity are all connected. Council tax band D. Oil fired central heating to radiators. Under floor heating to the kitchen area, utility room and W/C.

## Amenities

Kingsdon is a desirable and popular village within a conservation area, largely built of period blue lias properties with amenities to include church, popular pub, community shop and village hall. There is a beautiful village green and children's play park. Somerton is approximately 4 miles distance, where there is a wider range of amenities, the larger town Yeovil is approximately 8 miles to the south and Street is approximately 8 miles to the north. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23. Kingsdon is located within easy reach of Millfield school and Hazelgrove Prep school.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with two radiators and built in storage cupboard. Stairs lead to the first floor.

## Sitting Room 16' 2" x 13' 1" (4.93m x 4.00m)

With window to the front, radiator and fireplace housing a wood burning stove.



**Kitchen/Family Room** 26' 11" x 15' 3" max(8.20m x 4.65m max)

With window to the front and side, French doors to the rear garden. Modern fully fitted kitchen comprising base units with breakfast peninsular unit and pantry cupboards. Fitted fridge freezer, dishwasher and AEG electric over, four ring induction hob and stainless steel extractor hood. Polished concrete floor with under floor heating. The dining area has a vaulted ceiling with two roof windows and exposed roof trusses.

**Utility Area**

With oil fired boiler providing hot water and central heating. Space and plumbing for washing machine and part glazed door to the garden.

**WC**

With window to the rear, low level WC and wash hand basin.

**Study/Snug** 12' 8" x 8' 11" (3.85m x 2.71m)

With window to the rear and radiator.

**Landing**

With window to the rear, radiator and access to the loft space. Exposed floor boards.

**Bedroom 1** 16' 8" x 12' 0" (5.08m x 3.65m)

With window to the front and radiator Exposed floorboards and feature Victorian fireplace. A door with original staircase leading to the attic room which has exposed floorboards and window in the gable end.

**Attic Room** 21' 2" x 11' 3" (6.45m x 3.44m)

With window to side, this room is currently used as a dressing area.

**En-Suite Shower Room**

Modern suite with low level WC, was hand basin and low level WC. Ladder towel rail.

**Bedroom 2** 10' 10" x 8' 8" (3.30m x 2.63m)

With window to the front and radiator. Exposed floorboards.

**Bedroom 3** 10' 10" x 10' 9" (3.30m x 3.27m)

With window to the front and radiator. Exposed floorboards and feature Victorian fireplace

**Bathroom**

With window to the rear, low level WC, wash hand basin and panelled bath with mains shower over and screen. Ladder towel rail.

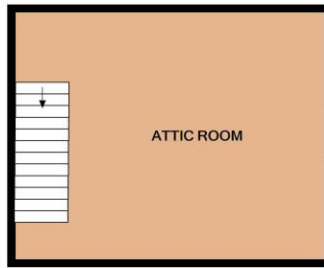
**Outside**

The property is approached from Manor Road to a shared driveway leading to a parking area and access to the garages. To the immediate rear there is a patio area with stone retaining wall and steps leading to the garden. The garden is laid to lawn with flower and shrub beds.

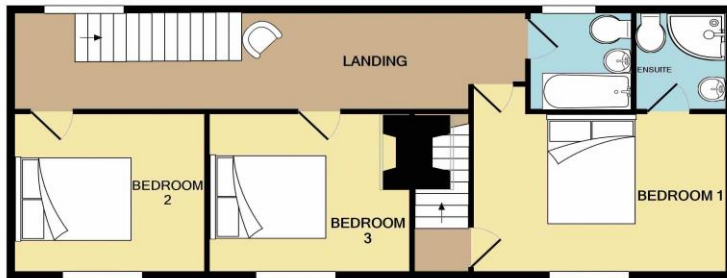




GROUND FLOOR  
APPROX. FLOOR  
AREA 888 SQ.FT.  
(82.5 SQ.M.)



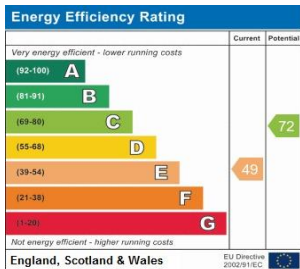
2ND FLOOR  
APPROX. FLOOR  
AREA 297 SQ.FT.  
(27.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 701 SQ.FT.  
(65.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1886 SQ.FT. (175.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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