



9 Luns Close

Keinton Mandeville, TA11 6FG

George James PROPERTIES

EST. 2014

# 9 Luns Close

Keinton Mandeville, TA11 6FG

Guide Price - £725,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

This beautifully presented detached family home offers elegant and stylish living space including large triple aspect sitting room with wood burning stove, dining room and spacious kitchen/breakfast room. To the first floor there are four double bedrooms and two bathrooms. Built to an exceptionally high standard in natural local stone and red brick by Galion Homes in 2021 the property still retains the remainder of its 10 year build warranty. The house occupies arguably one of the best positions within this exclusive sought after development, situated at the head of a private cul de sac. The house sits in a plot of quarter of an acre with large private lawned gardens sweeping around the rear and side of the house. There is ample parking and quality detached oak framed garaging.

## Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a local shop, pub, farm shop, primary school and active churches. There are various clubs and societies visit [www.keintonmandeville.com](http://www.keintonmandeville.com) for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

## Services

Mains water, drainage, gas and electricity are all connected. Council tax band F. Gas fired central heating to radiators.

## Entrance Hall

Storm porch with entrance door leads to the entrance hall with stairs to the first floor, radiator, understairs storage and large built in double cloaks cupboard.

## Cloakroom

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



**Kitchen/Breakfast Room** 19' 10" x 10' 11" (6.04m x 3.32m)

With window to the front and French doors to the rear garden. Quality fitted kitchen comprising base and wall units with quartz work surfaces over. Ceramic Belfast sink unit with mixer tap and built in appliances including dishwasher and fridge freezer. Stainless Steel range cooker with five ring gas hob, splash back and stainless steel extractor hood. Radiator.

**Utility Room** 6' 3" x 6' 3" (1.91m x 1.90m)

With window to the rear. Range of base and wall units with ceramic single drainer sink unit. Space for washing machine and tumble dryer, wall cupboard housing gas boiler. Radiator.

**Sitting Room** 19' 8" x 14' 4" max (6.00m x 4.36m max)

This lovely bright room has windows to the front and side with French doors opening to the rear garden. Contemporary style fireplace housing cast iron wood burning stove. Two radiators and double doors leading to the dining room.

**Dining Room** 10' 3" x 8' 7" (3.13m x 2.61m)

With French doors leading to the garden. Radiator.

**Landing**

Large gallery landing with window to the front, radiator and built in airing cupboard.

**Bedroom 1** 12' 10" x 11' 8" (3.90m x 3.55m)

With window to the rear, radiator and built in double wardrobe.

**En-Suite Shower Room** 6' 5" x 5' 11" (1.95m x 1.81m)

With window to the front, bathroom suite comprising low level WC, wall hung wash hand basin with vanity drawers, fitted mirror with light over. Corner shower cubicle with mains shower. Heated ladder towel rail.

**Bedroom 2** 14' 5" x 9' 5" (4.39m x 2.86m)

With windows to the front and side. Radiator.

**Bedroom 3** 14' 6" x 10' 2" (4.41m x 3.09m)

With window to the rear and radiator.

**Bedroom 4** 11' 1" x 8' 6" (3.38m x 2.58m)

With window to the rear and radiator.

**Bathroom** 8' 2" x 6' 0" (2.48m x 1.84m)

With window to the front and bathroom suite comprising low level WC, wall hung wash hand basin with vanity drawers, mirror with light over. Panelled bath with shower screen and mains shower with rain head. Heated ladder towel rail.



### Outside

The property is approached via a brick paved private cul-de-sac with access to the driveway parking situated in front of the garage. The front garden is laid to lawn with path to the front entrance door. Two side pedestrian gates give access to the side and rear garden.

### Enclosed Garage 19' 6" x 9' 4" (5.94m x 2.85m)

The detached garage is of a quality oak frame construction under a pitched tiled roof and consists of a enclosed garage and adjoining garage car port. The enclosed garage has an open apex roof with double doors and rear pedestrian door. The car port has attic storage. Both have power and light connected with an electric vehicle (EV) charging point.

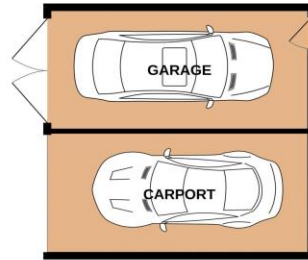
### Rear Garden

The house occupies a large plot of a quarter of an acre with lawned garden to the rear and side of the house with timber garden shed. There is a patio to the rear of the house with outside lighting.





GROUND FLOOR  
1157 sq.ft. (107.5 sq.m.) approx.

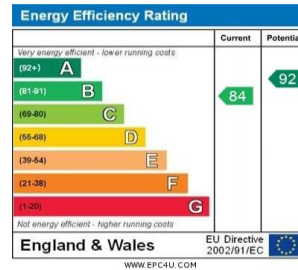


1ST FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 1936 sq.ft. (179.9 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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