



Tanglewood

High Street, Keinton Mandeville, TA11 6DZ

GeorgeJames PROPERTIES  
EST. 2014



# Tanglewood

High Street, Keinton Mandeville, TA11 6DZ

Guide Price - £675,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Tanglewood is a detached family home offering spacious and versatile living accommodation. The house has been extended to create a spacious main bedroom suite on the first floor whilst on the ground floor the addition of a bedroom, shower room, utility and reception room would make a perfect self contained annex. The house occupies a superb plot with an 'in and out' driveway set around a grass island, the large rear garden is mainly lawn with views over countryside. The whole plot extends to 0.35 acres.

## 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 E. Gas fired central heating to radiators.

## Entrance Hall

Entrance door leads to the large entrance hall with part tiled and part timber flooring. A turned staircase leads to the first floor with window to the rear. Understairs storage cupboard and radiator.

## Sitting Room 23' 3" x 12' 0" (7.08m x 3.65m)

With window to the front and patio doors to the rear. Minster stone fireplace housing a cast iron wood burning stove. Exposed timber flooring and two radiators.

## Kitchen/Breakfast Room 23' 8" x 12' 0" (7.22m x 3.66m)

The kitchen area is fitted with oak base and wall mounted units with solid granite work surfaces over and central island unit. There is an AGA and fitted electric oven with four ring hob and extractor hood over. The kitchen also incorporates a fridge and dishwasher. From the kitchen there is a dining area and seating area with low sill window to the front.





### Inner Hall

With door leading to the rear garden.

### Dining Room 13' 7" x 11' 10" (4.14m x 3.60m)

With window to the front and radiator.

### Utility room 10' 1" x 7' 9" (3.08m x 2.36m)

With window to the side. Range of fitted units with sink unit and space for washing machine.

### WC

With low level WC and wash hand basin.

### Ground Floor Bedroom 6 13' 9" max x 13' 8" max (4.19m max x 4.16m max)

With window to the rear and radiator. Built in cupboard.

### En-suite Shower Room

With window to the side, low level WC, wash hand basin and shower cubicle. Radiator.

### First Floor Landing

Gallery landing with window to the rear.

### Bedroom 1 18' 3" x 13' 7" (5.57m x 4.14m)

With window to the rear with far reaching countryside views. Range of fitted bedroom furniture including wardrobes, chest of drawers, bedside units and dressing table. Radiator.

### En-suite 13' 9" x 10' 0" (4.20m x 3.05m)

This spacious bathroom has a window to the front, bathroom suite comprising low level WC, bath, vanity sink unit with fitted mirror over and large shower cubicle. Heated ladder towel rail.

### Bedroom 2 12' 10" x 12' 2" (3.92m x 3.70m)

With windows to the front and side. Range of built in wardrobes and radiator.

### Bedroom 3 12' 2" x 10' 10" (3.70m x 3.29m)

With window to the rear and radiator.

### Bedroom 4 12' 2" x 9' 10" (3.70m x 3.00m)

With window to the rear and radiator.

### Bedroom 5 12' 2" x 8' 7" (3.71m x 2.62m)

With window to the front and radiator.

### Bathroom

With window to the front. Bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower and screen. Radiator.

### Garage 22' 9" x 12' 5" (6.93m x 3.78m)

This over sized garage has power and light connected with electric roller door.





**Workshop** 12' 2" x 5' 9" (3.70m x 1.75m)

Adjoining the garage with window to the rear and side door to the garden.

**Front garden**

To the front of the house is an 'in out' driveway with central lawned island. There is ample parking with access to the garage. A pedestrian gate leads to the side of the house to the rear garden. To the immediate rear of the house is a large patio with low wall and steps down to the large level lawned garden. There are various raised flower and shrub beds with some mature trees and shrubs screening a summerhouse and garden shed.









GROUND FLOOR  
1736 sq.ft. (161.3 sq.m.) approx.

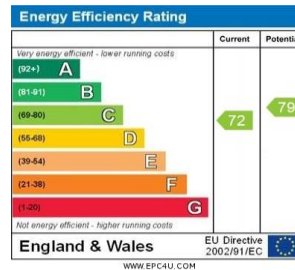


1ST FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA: 2870 sq.ft. (266.7 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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