



7 Manor Park

Keinton Mandeville, TA11 6EP

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £645,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

7 Manor Park offers a fantastic opportunity to purchase a large detached family home situated in a prestigious yet tucked away location in Keinton Mandeville. The property has been greatly extended and improved to offer extremely versatile and comfortable living accommodation. On the ground floor is a living room, dining room, study, WC cloakroom, beautiful kitchen/diner, additional family room, a boiler room, conservatory and a further toilet/shower room which is currently set up as a fully functioning steam room with dressing room attached. On the first floor are four bedrooms, the master benefitting from an ensuite shower room, and a stylish family bathroom. The current sellers have erected an attractive oak framed garage to compliment the large driveway. The beautiful rear garden is a peaceful haven and backs onto neighbouring fields, allowing for stunning views from the rear of the property.

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 for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

Services

Mains gas, electricity, drainage and water are connected. Council Tax Band E.

Porch

With space for shoes and coats.

Entrance Hall

With two radiators, open understairs storage space, a grand oak staircase leads to the first floor.

WC

With frosted window to front, radiator, close coupled WC, sink.



Living Room 22' 4" x 12' 11" (6.80m x 3.93m)

With window to front, French doors to the rear, two radiators, television point, feature gas flame effect fireplace on marble hearth. Double doors lead to:

Dining Room 13' 5" x 11' 1" (4.10m x 3.38m)

With oak flooring and window to rear, radiator.

Study 9' 4" x 8' 8" (2.84m x 2.64m)

This room could be utilised as a downstairs bedroom if required. With window to front, radiator.

Kitchen/Breakfast Room 24' 10" x 13' 8" (7.56m x 4.16m)

With multiple windows to rear, oak flooring, two large ladder radiators, television points, spotlighting, a range of solid wooden Farrow and Ball painted base units with wooden tops, Rangemaster electric oven with 5-ring gas hob, double Belfast sink, integrated dishwasher, washing machine, space for American style fridge/freezer, large pantry cupboard with USB charging electrical sockets, further storage cupboard.

Conservatory 9' 10" x 6' 3" (2.99m x 1.91m)

With wrap around glass windows and ceiling. A tranquil space to sit or to grow flowers and plants. A door leads to the rear garden.

Inner Lobby & Rooms

Large airing cupboard housing floor mounted gas boiler, dressing room with radiator and seating, fully functioning steam room with close coupled WC, sink, benches and tiled flooring ,shower.

Family Room 17' 4" x 10' 10" (5.28m x 3.30m)

Large floor to ceiling windows to front, two radiators, feature log burner on slate hearth.

First Floor Gallery Landing

Large window to front allowing for plenty of light to flood in, radiator, access to attic, space in the bay in front of the window for seating.

Bedroom One 12' 11" x 11' 2" (3.93m x 3.40m)

With window to rear with stunning views, radiator, built in wardrobe, shelving and cupboard.

Ensuite 7' 10" x 5' 11" (2.39m x 1.81m)

With frosted window to rear, radiator, fully tiled walls, close coupled WC, vanity sink, shower enclosure with mains shower.

Bedroom Two 12' 3" x 11' 2" (3.74m x 3.40m)

With window to front, radiator, built in wardrobe and storage cupboard.

Bedroom Three 12' 11" x 9' 1" (3.93m x 2.78m)

With window to front, radiator, built in wardrobe and over bed storage.



Bedroom Four 12' 11" x 11' 2" (3.93m x 3.40m)

With window to rear with stunning views, radiator.

Bathroom 7' 9" x 7' 4" (2.36m x 2.24m)

With frosted window to rear, modern chrome heated towel rail, close coupled WC, freestanding bath with ceiling shower, floating sink, storage cupboard and shaver points.

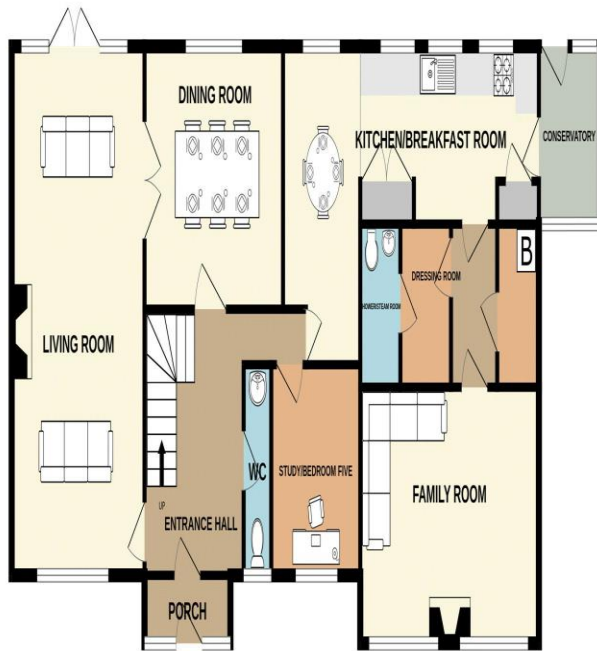
Outside

The property is tucked away in a private and discreet cul-de-sac location in a very popular road. There is a large driveway approaching the house with turning area, a further shingle driveway leading to a recently erected oak framed garage, with provisions left for a purchase to add garage doors, if required. The rear garden is a calming and tranquil space, with beautiful countryside views. It is mainly laid to lawn with areas of patio, mature shrubs and plants. There are a variety of fruit trees including eating apple, crab apple, pears, cherry trees. Taps to the front and rear of the property, with power and lighting in a very handy shed.

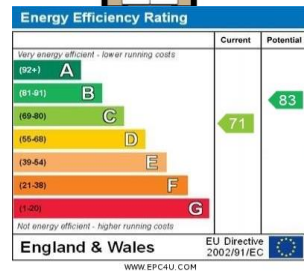
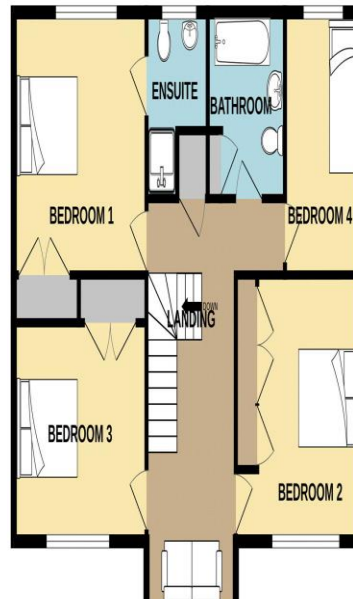




GROUND FLOOR
115.9 sq.m. approx.



1ST FLOOR
72.5 sq.m. approx.



TOTAL FLOOR AREA: 188.3 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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