



Kestrel Cottage

32a Top Street, Kingsdon, TA11 7JU

GeorgeJames PROPERTIES
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Kestrel Cottage

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Guide Price - £549,950

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Kestrel Cottage is a beautifully presented, recently renovated period property that offers buyers a fine balance of modern contemporary living yet retaining some lovely original character features. The property has undergone a number of improvements by the current owners including the addition of bespoke fitted wardrobes and garden landscaping. Accommodation includes a formal sitting room with wood burning stove and a stunning open plan kitchen/family room. This spacious room is the heart of the property with ample space that can be used as a sitting room, dining room and luxury kitchen, with patio doors and bi-folding doors to the patio and garden. There are three first floor bedrooms and a quality family bathroom, the large master bedroom has an en-suite shower room. Outside there is a good size private patio with landscaped west facing gardens and off road parking.

Situation and Amenities

Situated along Top Street among other character houses and cottages. Kingsdon is a highly desirable and popular village within a conservation area, largely consisting of period blue lias properties. Amenities include a church, popular pub, community shop and village hall. There is a beautiful village green and children's play park and village cricket ground. 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.

Services

Mains water, drainage and electricity are connected. Oil fired boiler providing under floor heating to the ground floor rooms and radiators to the first floor. Council tax band D.

Entrance Hall

Entrance door leads to the entrance hall with tiled floor, stairs to first floor with under stairs storage cupboard.



Downstairs Cloakroom

With low level WC and wash hand basin.

Utility Room 5' 11" x 3' 10" (1.80m x 1.18m)

With space and plumbing for washing machine, oak work surface and wall mounted units.

Sitting Room 14' 3" x 11' 7" max (4.35m x 3.54m max)

Window to front with bespoke oak fitted shutters., exposed stone wall and wood burning stove.

Kitchen/Family Room 27' 6" x 20' 10" max (8.38m x 6.36m max)

With wide bi-folding doors opening to the garden terrace and patio doors to the side. This lovely, spacious open plan room is a fantastic feature of the house that can be used for dining and entertaining as well as a comfortable family sitting room. The high quality fully fitted kitchen comprises base and wall units with a large peninsular unit/breakfast bar all with oak work surfaces. There is a double ceramic Belfast sink unit with mixer tap and mosaic tiled splash backs. Built in appliances include fridge freezer, dishwasher, wine fridge, Bosch oven and combination microwave oven. Five ring induction hob with stainless steel/glass extractor hood over.

First Floor Landing

With radiator and door to walk in boiler room.

Boiler Room 10' 6" x 7' 3" (3.20m x 2.22m)

Offering good storage space and housing oil fired boiler and hot water cylinder.

Bedroom One 17' 7" x 15' 10" max (5.35m x 4.83m max)

With window to rear over looking the rear garden, radiator and vaulted ceiling. Newly fitted bespoke oak wardrobes, dressing table and shelving.

En-suite Shower Room

With tiled floor, low level WC, wash hand basin with vanity cupboard under. Large shower cubicle with mains shower. Ladder heated towel rail. Full wall tiling.

Bedroom Two 14' 7" x 11' 6" (4.45m x 3.50m)

With window to front and radiator.

Bedroom Three 12' 0" x 10' 6" max (3.66m x 3.20m max)

With window to front and radiator.

Bathroom

With roof window, bathroom suite comprising low level WC, wash hand basin with vanity cupboard, roll top free standing bath and large shower cubicle with mains shower. Heated ladder towel rail. Full wall tiling.

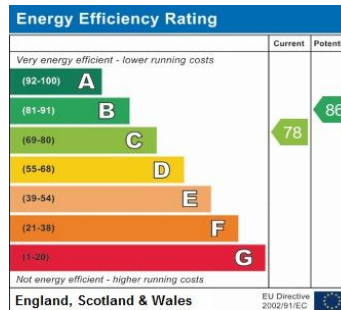


Outside

The gardens are a particularly nice feature of the property. To the immediate rear there is a large private west facing terrace with natural stone raised beds and covered porch. Steps lead to the well kept lawned gardens with attractive flower, shrub and rose beds, a path leads to a gate and the parking area. From the rear garden there is a lovely view of the church. To the side of the cottage there is a driveway shared with Kite Cottage next door, the drive leads to a parking area with allocated parking and timber garden shed.







TOTAL FLOOR AREA: 143.0 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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