

# LODESTONE



Mardon, Kilmington









# Mardon, Kilmington

BA12 6RB

Guide Price: £1,150,000

4   
Bedrooms

3   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- A cool, contemporary four bedroom home with a striking bold facade
- A celebration and fusion of ideas create the wow factor
- Amazing open plan living/dining/ kitchen space
- Study pod, utility, cloakroom
- Luxury principle suite with d/dressing room and bespoke ensuite
- Three further bedrooms, further ensuite and main bathroom
- Huge specification and 10 year building warranty
- Great home for entertaining with sweeping rear terrace







Mardon is a modern, cool, contemporary home with a striking and bold facade combining a fusion of ideas located in this outstanding semi-rural location, amongst rolling countryside, yet only a ten-minute drive from the pretty town of Mere and the buzz of Frome and Bruton both, within a twenty-minute drive.

The astonishing vision created by the current vendors and architect provide one with a functional yet clever, landmark home that interacts wonderfully in it's country setting with shifting sightlines through framed views.

The specification is enviable to include an air source heat pump with under floor heating throughout, heat recovery and ventilation system, Hamilton's lighting system with app controlled multi coloured mood lighting, Sonos app-controlled speaker system to ceiling in living area and kitchen, Somfy integrated blinds, Starlink internet, zinc roofing and galvanised guttering, parquet flooring and porcelain tiles to living area/kitchen, Kardean flooring, EV charging point, electric garage door, electric gates and ICW 10 Year building warranty.







Upon entering, the celebration of ideas commences, and one is swept away by the bespoke steel statement staircase with triple concrete downlighters that sets the tone for the home, adjoining this is a clever internal slatted opening to the living area. This opens into the kitchen/dining space with porcelain floor that leads to a central island wrapped with waterfall granite worktops and quad breakfast bar. Neff appliances include double ovens including steam, microwave oven, warming drawer, day fridge plus pan drawers, breakfast cupboard and Quooker boiling tap.



A parquet floor opens into the living space with a design piece coffered ceiling from where the mood lighting and Sonos come into play! Tucked away off the dining area is funky pod flooded with light suitable as a tv den/office. Additionally, to this floor is a cloakroom, walk in pantry, large utility with built in Zanussi fridge/freezer and Bosch washing machine and tumble dryer. Adjoining the rear from the kitchen are triple sliding doors to the generous porcelain terrace.









To the first floor is the galleried industrial landing with the principal bedroom with access to a balcony enjoying breath taking views, the space is perfect for a morning breakfast or an evening glass of refreshment. The suite also enjoys a double walk-in dressing room and a show stopping ensuite. Also on this floor is a further bedroom with ensuite, two further double bedrooms and main bathroom.

### Outside

Externally, Mardon is approached via a quiet country lane and accessed via sliding electric gates to a large private driveway with an EV charging point to the side. The garage is accessed via an electric roller door with store and plant room within, courtesy door to the utility. To the rear is a lovely open private garden with a sweeping porcelain terrace providing the perfect space for entertaining. This leads out onto lawns with composite fencing to boundaries. From this space there are beautiful country views.











The rural village of Kilmington is situated close to the renowned Stourhead Estate and King Alfreds Tower with its beautiful National Trust gardens and walks. Outdoor activities are well catered for with bridle ways and the Wiltshire cycle route on your doorstep. The nearby villages of Zeals, Bourton and the town of Mere have excellent everyday facilities. There are many renowned public houses including The Bradley Hare and The Bell and Crown within easy reach. Nearby the popular town of Bruton has several well-known restaurants, pubs and bars including Osip, At the Chapel, The Roth Bar and Grill at the world-renowned Hauser & Wirth Gallery and the larger town of Frome is also on hand.

Mainline stations are at Gillingham (London Waterloo) and Castle Cary (London Paddington), while the A303/M3 provides fast access to London and the Southwest and Bristol Airport is an hour away.





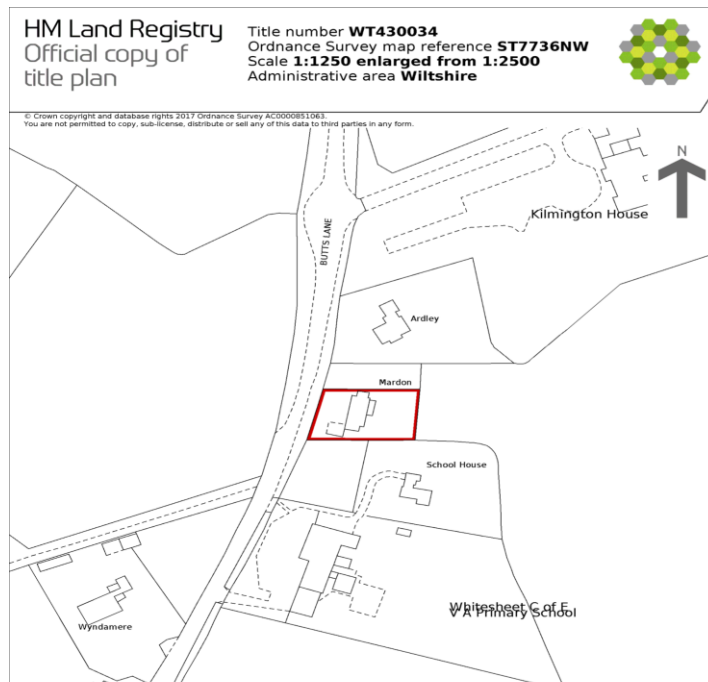
## Schools

The area is renowned for its excellent range of private schools including Warminster, Port Regis, Hazelgrove, Clayesmore, Bryanston and Millfield. There are also several excellent primary and state schools within easy reach.

## Directions

Post code: BA12 6RB

What.3.Words: Operation.body.fetching



**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

### PART A

**Local Authority:** Wiltshire

**Council Tax Band:** G

**Guide Price:** £1,150,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Structural Insulated Panels

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Private

**Heating:** Air Source Heat Pump

**Broadband:** Please refer to Ofcom website

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Vendors have confirmed their current provider 'Starlink'

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Multiple plus garage

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues.

However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** N/A

**Flood Risk:** Very low risk

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

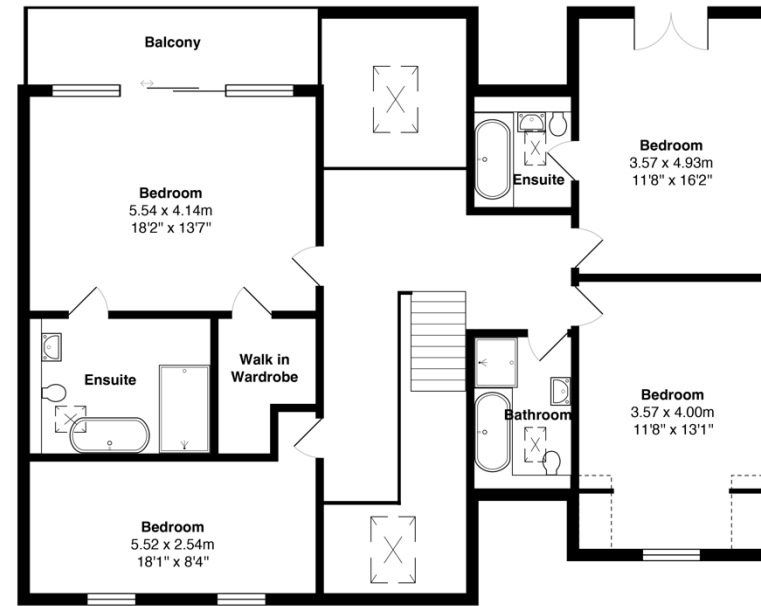




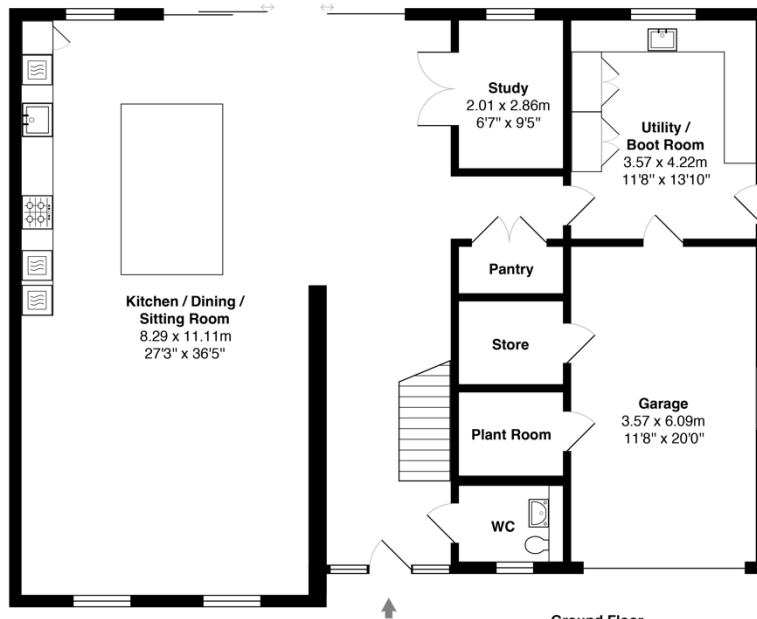


# Mardon, Kilmington

Approximate gross internal floor area of main building - 273.2 m<sup>2</sup> / 2,941 ft<sup>2</sup>



First Floor



Ground Floor



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

**Bruton & Shaftesbury**

Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
bruton@lodestoneproperty.co.uk

**Wells**

Melbourne House  
36 Chamberlain Street  
Wells, Somerset  
BA5 2PJ  
Tel: 01749 605088  
wells@lodestoneproperty.co.uk

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

