





**Towers  
Wills**

Town & Country

**Crows Nest, High Street, Hardington Mandeville, Somerset,  
BA22 9PJ**

**£550,000**

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Towers Wills welcome to the market an attractive two/three-bedroom detached bungalow occupying an elevated position in the sought-after village of Hardington Mandeville. Enjoying rural distant views to the front and backing onto open countryside The property is in immaculate condition throughout offering spacious and flexible accommodation, including a high-specification refitted kitchen, open-plan living and dining space, utility room, detached double garage, driveway parking and well-maintained gardens. A superb village home with countryside surroundings.

- \*Detached Bungalow
- \*Sought-After Village Location
- \*Two/Three Bedrooms
- \*Countryside Views
- \*Open Plan Living/Dining Area
- \*Driveway
- \*Detached Double Garage
- \*Delightful Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





Occupying an enviable elevated position within the highly regarded Somerset village of Hardington Mandeville, this impressive two/three-bedroom detached bungalow enjoys a wonderful rural setting, backing onto open countryside while offering far-reaching views across the village rooftops to the front. The property combines spacious, flexible accommodation with high-quality finishes, making it ideal for both family living and downsizing without compromise.

A welcoming reception hallway leads through to a generous living room, featuring an LPG gas flame stove as a focal point. An open archway flows seamlessly into the dining room, creating an excellent space for entertaining family and friends. The dining area comfortably accommodates a large table and chair set and benefits from bi-fold doors opening directly onto the rear garden, along with a further doorway leading into the kitchen.



The kitchen has been refitted to a high specification and comprises a modern range of wall, base and drawer units with ample work surfacing and inset sink with drainer. Integrated NEFF appliances include a double oven and a five-ring LPG gas hob with cooker hood over, along with a pull-out larder. There is plumbing for a dishwasher, space for a fridge freezer, and the added comfort of a plinth heater. A stable door provides access through to the utility room.

The utility room offers additional work surfacing, space and plumbing for both a washing machine and tumble dryer, and doors leading to the side of the property and through to the garage. A further internal door opens into the snug/bedroom three — a versatile room that works equally well as an occasional bedroom, home office or second reception room, enhanced by French doors opening onto the rear garden.



There are two further well-proportioned double bedrooms, with the principal bedroom benefiting from fitted Sharps wardrobes. The main bathroom is well appointed, featuring a corner bath with Jacuzzi style jets, a separate shower cubicle, wash hand basin with vanity unit and cupboard, heated towel rail and tasteful tiling. In addition, there is a separate WC, ideal for guests.

Outside, the property continues to impress. To the front, an elevated driveway provides off-road parking for two to three vehicles and leads to a detached double garage with twin up-and-over doors, power and lighting, and an open internal layout. The front garden is attractively landscaped with patio seating areas and rockery borders, all enjoying pleasant views into the distance.

To the side of the property is a vegetable garden comprising two large raised beds, a further small greenhouse and a large double shed.



The rear garden backs directly onto countryside and is mainly laid to lawn with planted borders, offering a good degree of privacy. A further patio area provides the perfect setting for summer entertaining, complemented by a summer house and an oil tank serving the central heating system.

A superb detached bungalow in a sought-after village location, offering flexible accommodation, countryside views and beautifully presented gardens — early viewing is highly recommended.

Agents Note:

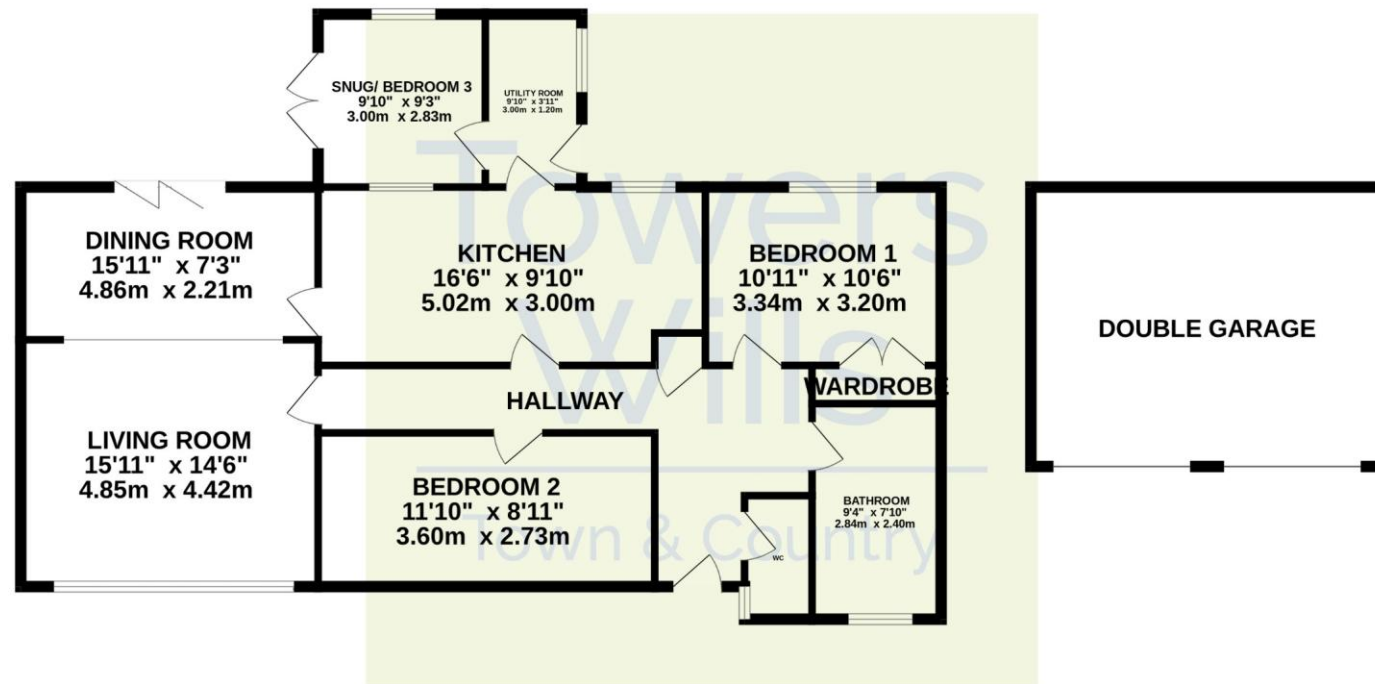
The property has full planning permission for a single storey extension to form a further room, ensuite and large veranda. Planning Ref. No: 25/00493/HOU







## GROUND FLOOR



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