





£550,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk

 3/4

 3

 2/3

Energy Rating G

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Gas central heating system via LPG boiler.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

## Directions

From the Market Place in Somerton, turn left onto Broad Street, at the mini roundabout, turn right onto Horse Mill Lane and at the T junction, turn right onto B3151. Follow Lodge Hill and turn left onto Kingsdon Hill. Continue along this road and follow Top Street, turning left onto School Road. Follow the road down the hill and the property can be found shortly on your left hand side, on the junction to Middle Street.

## Description

Nestled in the picturesque village of Kingsdon, this beautifully presented 3/4 bedroom natural stone cottage seamlessly blends character and charm with modern refurbishments. The flexible accommodation offers multiple reception rooms, making it ideal for a variety of uses. The accommodation comprises; entrance hall leading to an open-plan kitchen diner featuring a large central island and built-in appliances. The utility room adds practicality to this well-designed space. The living room is a true focal point, featuring a large inglenook fireplace with an inset wood-burning stove and an original bread oven. Additionally, a study provides a quiet retreat, while a further reception room can serve as a fourth bedroom or versatile living space and a convenient downstairs shower room completes the ground floor.

Ascending to the first floor, you will find three generous double bedrooms, with the principal bedroom boasting an en-suite bathroom featuring a stunning free-standing roll-top bath and a family shower room serves the remaining bedrooms. The established gardens are a highlight of this property, beautifully designed to create a tranquil oasis for relaxation or entertaining. With stunning flower beds and planted trees, the low-maintenance outdoor space is laid to patio and gravel, allowing for easy upkeep while providing ample opportunity for gardening enthusiasts to indulge their passions.

These sun-drenched gardens are fully enclosed and private, making it the perfect setting to enjoy the outdoors. A charming summerhouse overlooks the main garden, offering an idyllic spot to unwind and soak in the serene surroundings. Additional benefits include a detached garage and driveway parking, enhancing the convenience of this delightful home.

## Location

Kingsdon is a small historic village nestled in the undulating hills of South Somerset, with far reaching views to the east and south. The village lies half-way between the Roman settlement of Ilchester and the market town of Somerton and retains its old-world charm. There is no through traffic and a wealth of historic cottages and elegant houses of individual character line the quiet streets. Many of the old (and some of the new) houses have been built using blue lias stone quarried from within the village.

Kingsdon offers an array of amenities including a community run shop, located in the former school dwelling, 13th Century church, family run thatched pub Kingsdon Inn, village hall and allotments, children's playground and plenty of public footpaths enjoyed by keen hikers and dog owners. The village is home to a variety of clubs and societies and holds an annual summer festival for villagers and locals to enjoy on the green.

Kingsdon is neighbour to National Trust owned 'Lytes Cary Manor' and well positioned for travel, being close to the A303 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.





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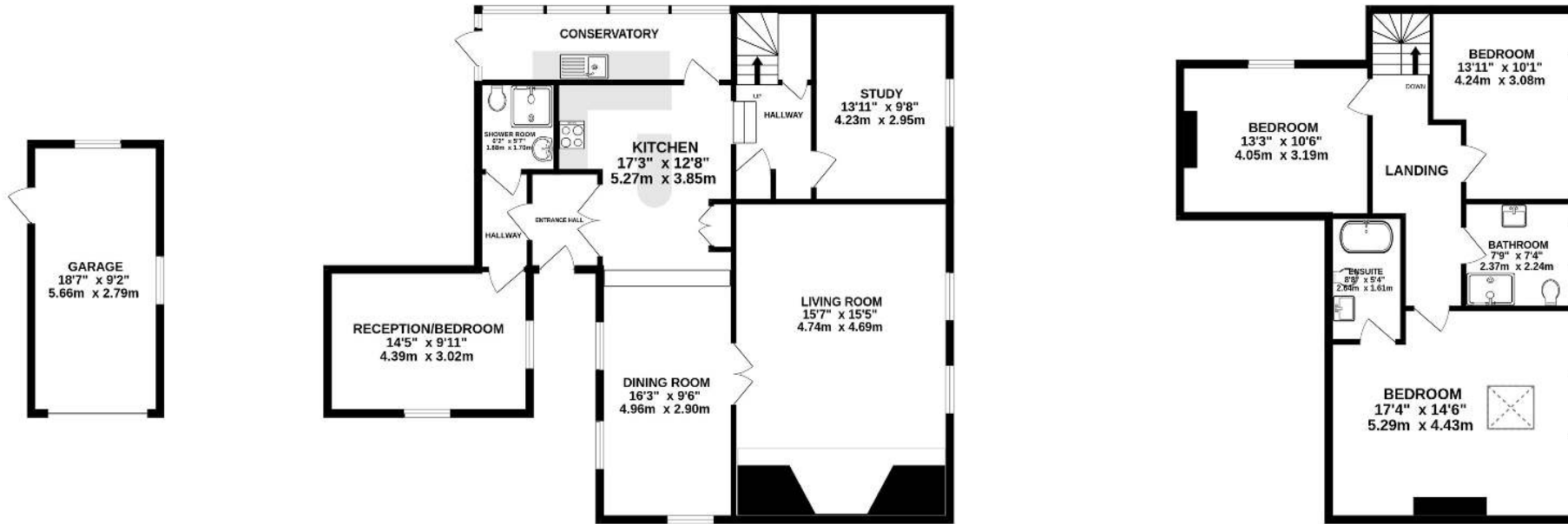


- This natural stone cottage in Kingsdon is a rare gem, combining historical beauty with modern living, an ideal sanctuary for those seeking a peaceful village lifestyle.
- Corner plot boasting a large front garden and private courtyard to the rear, enclosed with Blue Lias wall boundaries
- Benefitting from uPVC double glazing and gas central heating via LPG boiler
- Kingsdon is a sought after traditional village known for its charm and character, making it a highly desirable place to live due to its strong sense of community friendly atmosphere and amenities
- Well situated for primary and secondary schools including the well regarded Millfield School, Hazelgrove and Taunton



GROUND FLOOR  
1275 sq.ft. (118.5 sq.m.) approx.

1ST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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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