



£345,000

*At a glance...*



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**holland  
& odam**

2 Cottons Lane  
Keinton Mandeville  
Somerton  
Somerset  
TA11 6DT

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



## Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane. Continue down the hill and turn left at the T Junction onto B3151 and first right onto B3153 towards Keinton Mandeville. Follow the road for approximately 5 miles and you will eventually enter the village. Continue on the high street, then turn left onto Cotton's Lane and the property can be found on your left.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Keinton Mandeville is a popular village set amidst gently rolling countryside, 5 miles east of Somerton. The village provides a pub The Quarry Inn, well regarded primary school, play park, village stores, church and active village hall where there is also a day surgery. The renowned Millfield Senior School on the outskirts of Street is 5 miles. The village is well placed for commuters being just one mile from the A37 and 5.5 miles from the A303 at Podimore. The nearest rail link to London Paddington is at Castle Cary, 6 miles.

## Insight

A charming 3 bedroom semi-detached cottage tucked away on a peaceful no-through lane in Keinton Mandeville, offered with no onward chain. Built with Blue Lias stone and surrounded by picturesque fields and footpaths just steps from the front door, this home blends rural tranquility with modern practicality.

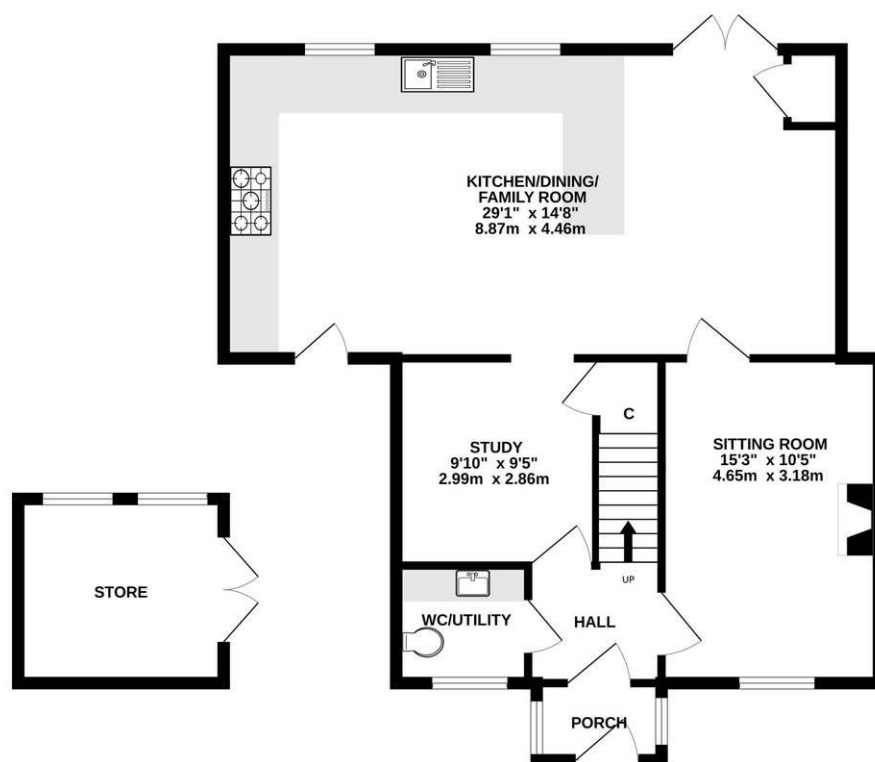
The ground floor features an entrance porch leading to a hallway with a cloakroom featuring a Belfast sink. The first reception room connects to a large open-plan kitchen diner through a characterful archway, benefiting from double doors to the rear garden. The kitchen boasts a fitted cooker, with space for under counter appliances and freestanding fridge-freezer. A further reception room offers original floorboards coupled with an exposed brick fireplace with log burner, adding warmth and character. Upstairs, the dual-aspect master bedroom boasts a generously sized en-suite with shower and further dressing room comprising built-in shelves and rail.

A large family bathroom with a serves the remaining double and single bedrooms. Outside, the property benefits from generous gardens to the front and rear.

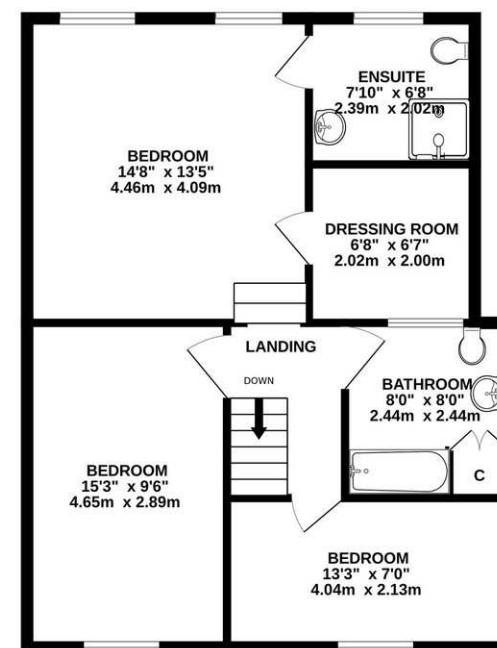
- Character cottage in Keinton Mandeville, offered with no onward chain
- Constructed from local quarried Blue Lias stone
- Located on a no-through road
- Open-plan living accommodation on the ground floor combining modern and period features
- Gas central heating and double glazing throughout
- En-suite and dressing room to the master bedroom
- Generous front and rear gardens
- On-road parking available on the lane



GROUND FLOOR



1ST FLOOR



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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