



£475,000

At a glance...



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**holland
& odam**

1 The Cottage
Queen Street
Keinton Mandeville
Somerton
Somerset
TA11 6EQ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

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. Turn right after the village stores, onto Queen Street and the property can be found on your left hand side, indicated by our board.

Services

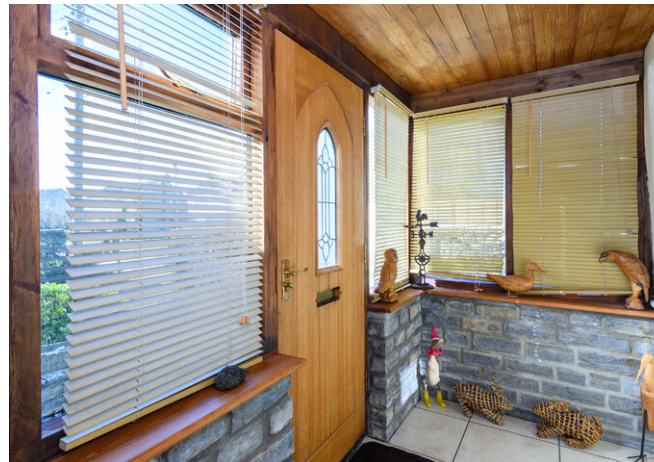
Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
someset.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

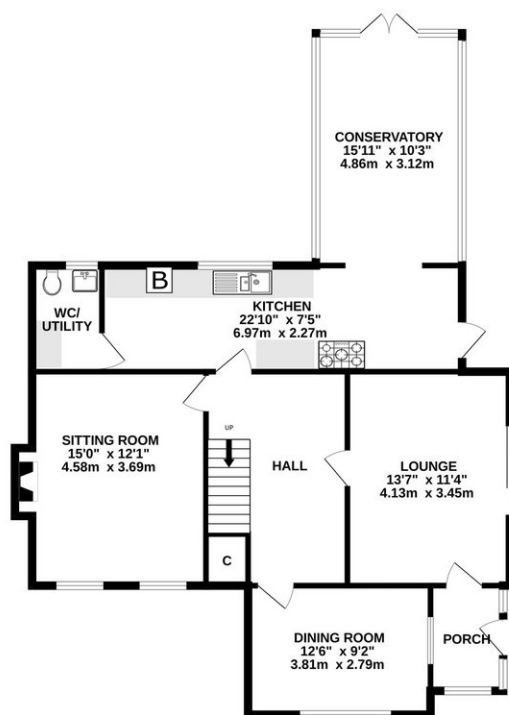
Situated in the village of Keinton Mandeville, this delightful natural stone semi-detached cottage sits on a generous plot of approximately 0.5 acres. Having been extended over the years, the property provides spacious accommodation ideal for family living. The ground floor comprises a welcoming entrance porch, spacious living room, separate dining room, snug, and kitchen/breakfast room. Additionally, a convenient utility/WC and a conservatory further enhance the living space. Upstairs, you'll find three well-proportioned double bedrooms and a family bathroom. While the property offers tremendous potential for modernisation, its period features and inviting layout make it a wonderful canvas for those looking to create a personalised home.

Externally, the property is set on a substantial plot, offering an expansive garden with multiple patio areas, pond, and a selection of outbuildings. The large driveway provides ample parking space, leading to a garage and an additional store, ensuring practicality and convenience. This home embodies the perfect blend of village charm, space, and future potential.

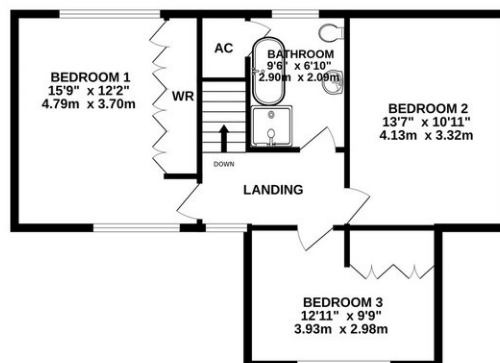
- Charming natural stone semi-detached cottage in the heart of Keinton Mandeville
- Extended over the years offering spacious accommodation
- Three ample reception rooms providing versatile living space
- Kitchen/breakfast room with adjoining conservatory and convenient utility/WC
- Three well-proportioned double bedrooms and a family bathroom
- Tremendous potential for modernisation and extension (subject to the necessary permissions)
- Substantial garden with multiple patio areas, pond and outbuildings
- Ample driveway parking, leading to garage and store



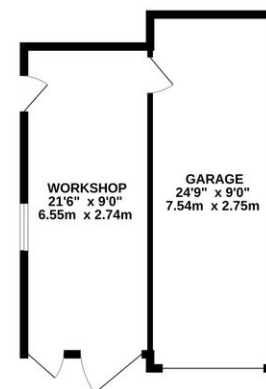
GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



OUTBUILDINGS
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 2106 sq.ft. (195.7 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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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