



£425,000

At a glance...



3



2



1

EPC

D

COUNCIL
TAX

D

**holland
& odam**

5 Kingsdon
Somerton
Somerset
TA11 7LN

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, head north east towards broad street. At the roundabout, take the second exit onto Horse Mill Lane and then turn right onto B3151. Continue on B3151 for 2.5 miles and then turn left onto Lodge Road. Take the first right onto Manor Road and the property can be found on your left, overlooking the village green.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Agents Note

Please be aware that the neighbouring cottage has a flying freehold over the entrance hall of 5 Kingsdon. Further details are available upon request and purchasers are advised to consult their mortgage and legal advisors regarding this arrangement.



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.

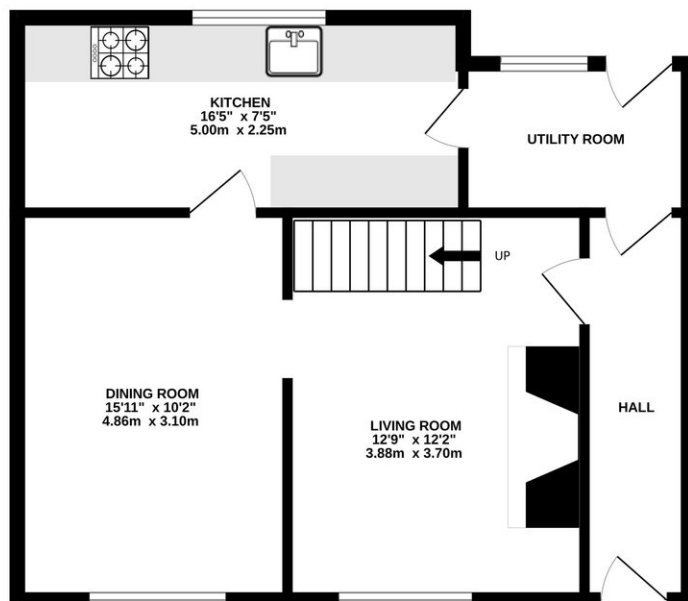
Insight

Nestled in the heart of the highly sought-after village of Kingsdon, this beautifully presented stone-built cottage offers a peaceful position and timeless character. Enjoying far-reaching countryside views from all principal rooms, this period home is framed by attractive cottage gardens to both the front and rear, along with the convenience of off-road parking. Sympathetically and comprehensively renovated by the current owners, the cottage blends traditional charm with modern comforts. Character features such as a generous inglenook fireplace, timber latch doors, and exposed natural stone walls have been lovingly retained, creating a warm and welcoming interior throughout. The ground floor offers a spacious layout with a through entrance hall, a cosy sitting room with wood burning stove, separate dining room, and a stylish modern kitchen with adjoining utility area. Upstairs, three well-proportioned double bedrooms and a large contemporary bathroom provide comfortable and versatile living accommodation.

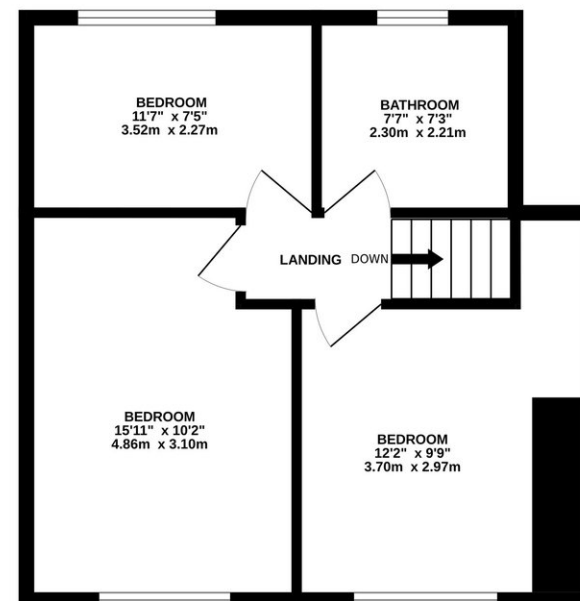
- Beautifully renovated throughout by the current owners, combining modern comfort, character and stunning views overlooking the village green and countryside beyond
- Situated on a private lane, tucked away, offering a peaceful setting within the heart of the village
- Modern kitchen featuring oak worktops, double Belfast sink with mixer tap, built-in oven with 4 ring electric hob and stainless steel extractor hood over, dishwasher and washing machine.
- Spacious, comfortable and cosy accommodation with cottage gardens to the front and rear
- Modern kitchen featuring oak worktops, double Belfast sink and built-in appliances
- Modern bathroom suite comprising heated towel rail, bath with shower over, toilet and basin
- Benefiting from off road parking, oil fired central heating and double glazing



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.
Made with Metropix ©2025

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.