







£1,350,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy  
Rating

C

Council Tax Band - F



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



## Directions

From Somerton, take the B3153 towards Keinton Mandeville. Continue through Kingweston and upon entering the village with the turning to Barton Road on your left, Kingswood House will be found on the right-hand side beyond a private pillared entrance.

## Description

Set discreetly away from passing traffic, Kingswood House is a commanding contemporary home positioned within beautifully established private grounds approaching 1.7 acres. It enjoys the luxurious advantage of an indoor pool and wellness suite, together with self-contained annexe accommodation that would be ideal for those seeking a multi-generational family purchase.

Behind its smart exterior, this exceptional home reveals a bold and versatile interior, brimming with luxury features and outstanding entertainment spaces.

Once inside, the expansive entrance hall opens out across a central axis, inviting you into the home's most impressive open-plan area, a truly impressive kitchen and family living area that is flooded with natural light from a full wall of bi-fold doors and framed by polished porcelain floors, the space flows with architectural symmetry, from a central curved island and LED lighting to a pair of ultra-gloss banks of cabinetry and integrated appliances. A feature ceiling canopy subtly mirrors the island beneath, while the sitting and dining areas each enjoy their own distinct place in the room. Beyond this, the separate garden room opens directly onto the terrace and offers a relaxed social space, ideal for morning coffee or an evening cocktail.

To the opposite side of the house, a formal sitting room offers additional space, together with a dedicated study overlooking the front approach and a large utility and boot room area adjoining the rear hallway and internal access to the double garage, with a guest shower room alongside and self-contained annexe above to suit those seeking an independent space for multi-generational families or possibly a supplementary income to the property.

The upper floor continues to impress with four further double bedrooms arranged around a spacious landing, the master bedroom of which opens on to the full-width first floor balcony, the ideal vantage point for enjoying the rolling lawns and garden views beyond. The principal suite is a real highlight, with an indulgent sense of scale, fitted wardrobes and a large en-suite bathroom.

## 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.







Step outside, and the lifestyle on offer becomes even more apparent. To the rear, an expansive slate terrace runs the full width of the house and opens out to lawned gardens interspersed with sculpted beds, specimen trees and hedging, offering interest and privacy in equal measure. This seamlessly extends into an additional paddock with a total overall combined plot area of circa 1.7 acres. A stylish detached leisure barn houses a fully tiled indoor heated swimming pool with vaulted ceiling, sliding doors, changing facilities and a separate timber sauna. A dedicated fully equipped gym lies at the far end. There's even a second detached double garage, providing additional parking, workshop or storage potential.



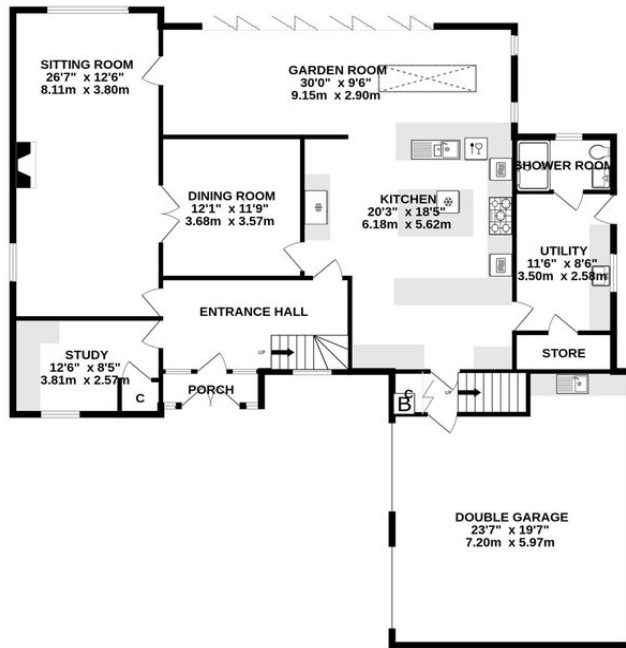


- Open-plan kitchen with curved island, gloss units and quartz worktops, designed for modern family life and entertaining in style.
- Light-filled garden room with bi-folding doors opening to the terrace and overlooking private landscaped grounds.
- Luxury principal suite with balcony, fitted wardrobe and elegant en suite bathroom with garden views.
- Detached wellness suite with indoor heated pool, sauna, gym, changing room and sliding doors to garden.
- Five further well-proportioned bedrooms including two en suites, ideal for families and guests alike.
- Beautifully landscaped 1.7 acre plot with large lawn, mature trees and a full-width entertaining terrace.
- Two large double garages and extensive gravel driveway, perfect for multicar households and secure storage.
- Quiet village setting with countryside surroundings, excellent privacy and easy access to nearby amenities.

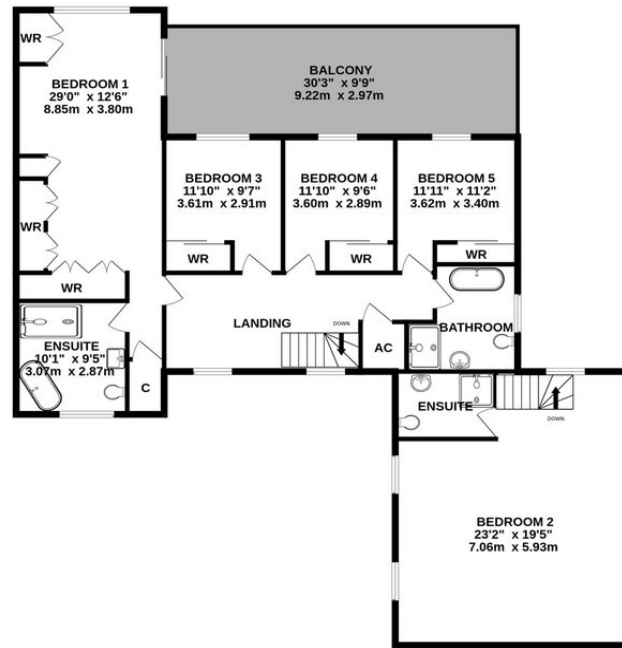




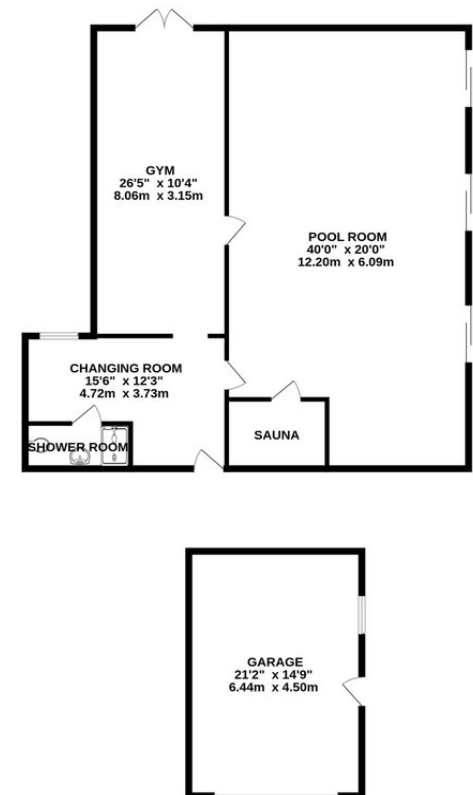
GROUND FLOOR  
2012 sq.ft. (186.9 sq.m.) approx.



1ST FLOOR  
1534 sq.ft. (142.5 sq.m.) approx.



OUTBUILDINGS  
1595 sq.ft. (148.2 sq.m.) approx.



TOTAL FLOOR AREA : 5141 sq.ft. (477.6 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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