





£1,025,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band F



Services

Mains electricity, gas, water and drainage are connected. The property consists of two gas boilers.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

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 take the first right onto B3153 towards Keinton Mandeville. Continue on B3153 for 3.8 miles and turn right onto Queen Street. Continue along Queen Street and The Brambles can be found on your left hand side, indicated by our board.

Description

The Brambles is a charming and substantial Victorian home dating back to 1891, located in the heart of Keinton Mandeville. Beautifully extended and full of period features, it offers versatile living space ideal for families or multi-generational households. The main house includes four bedrooms, multiple reception rooms, a spacious kitchen/breakfast room, and both a ground floor bedroom and shower room. A standout feature is a bedroom with en-suite, lounge with own toilet, and kitchenette that allows access through the garage, able to provide independent living. Set on a generous landscaped plot, the property also benefits from an in-and-out driveway, garage, and a stunning rear garden with mature planting, vegetable beds, and a patio area. A rare opportunity to own a unique and flexible period home in a desirable Somerset village.

Set on a generous and beautifully landscaped plot, the main house offers well-balanced accommodation throughout. The welcoming entrance hall leads to a characterful living room with a vaulted, beamed ceiling and views over the rear garden. Adjacent is a cosy snug with a wood-burning stove, and a formal dining room with an elegant feature fireplace, ideal for entertaining. The spacious, well-equipped kitchen/breakfast room enjoys garden views and connects to a practical utility room. A ground floor bedroom and shower room offer added convenience and flexibility.

Upstairs, the master bedroom features a dressing area and en-suite, complemented by three further bedrooms and a family bathroom, offering ample space for a growing family.

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.





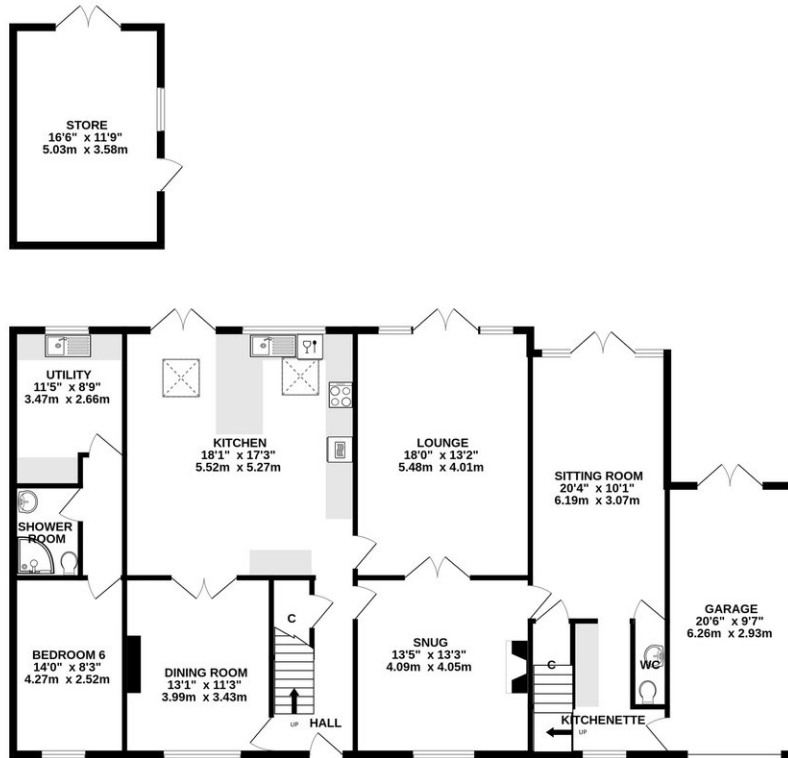
The property is approached via an in-and-out driveway, offering ample parking and access to an integral garage with an electric roller door and rear double doors. The delightful, stone-walled rear garden is a true highlight, featuring a lush lawn, mature fruit trees, colourful flower beds, a productive vegetable plot, and a greenhouse area. A paved patio provides the perfect spot for outdoor dining, and a charming stone garden shed with power and lighting adds practical storage.



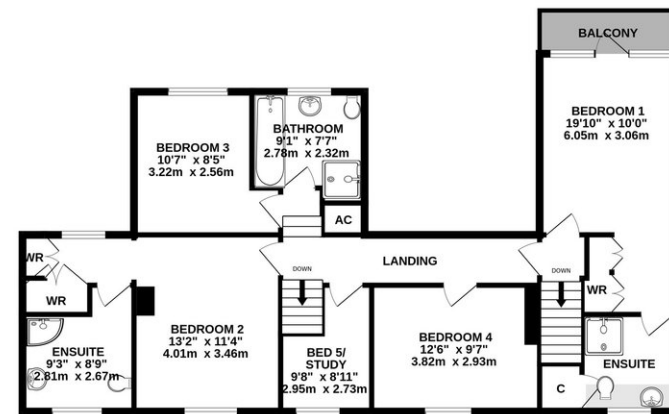
- Beautifully extended Victorian residence, full of charm and period features
- Versatile and spacious accommodation ideal for families or multi-generational living with a maximum layout of six bedrooms over the two floors, if required
- Five elegant reception rooms including a beamed living room, snug with wood-burning stove, and formal dining room with feature fireplace
- Large kitchen/breakfast room with garden views and adjoining utility room
- Generous and beautifully landscaped plot, offering excellent outdoor space
- In-and-out driveway with ample parking and Integral garage with electric roller door and rear access



GROUND FLOOR
1943 sq.ft. (180.5 sq.m.) approx.



1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 2928 sq.ft. (272.0 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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