





£695,000

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Somerton Market Place, Head south towards Manor Court. Turn left towards Market PI/B3165, then turn left onto Market PI/B3165. Continue to follow B3165, at the roundabout, take the 2nd exit onto Horse Mill Ln/B3153. Turn left onto B3151 then turn right onto B3153. Follow the road for 4.0mi and the property will be on your right.

Description

An attractive and substantial five-bedroom detached home set in the heart of the sought-after village of Keinton Mandeville, complete with the added benefit of a paddock. Built in traditional Blue Lias stone with rendered elevations and set back from the road behind a low stone wall, the property combines character with modern convenience, offering beautifully presented and versatile accommodation throughout.

On entering, an inner lobby with cloak storage leads into a welcoming entrance hall. To one side is a bright sitting room with oak floorboards, dual-aspect windows and a limestone fireplace with slate hearth, opening via French doors onto a private courtyard. Opposite is a study, also enjoying oak flooring and generous natural light. An oak staircase rises from the hall, alongside a cloakroom, while a further door opens to the superb open-plan kitchen, dining and living space.

This recently extended room is the heart of the home, perfectly designed for family life and entertaining. The brand new fitted kitchen features integrated appliances including a double oven, induction hob, extractor, fridge freezer and dishwasher, complemented by oak worktops and a breakfast bar. French doors open to the courtyard, while bi-folding doors at the far end connect seamlessly to a south-facing terrace. A newly added utility room provides additional storage and plumbing for laundry.

The first floor offers four double bedrooms, a family bathroom, separate w/c and airing cupboard. The principal bedroom benefits from a dressing area, built-in wardrobes and a generous en-suite with bath, separate shower and heated towel rail. A fifth double bedroom with en-suite bathroom occupies the top floor, enjoying far-reaching southerly views from Velux windows.

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.



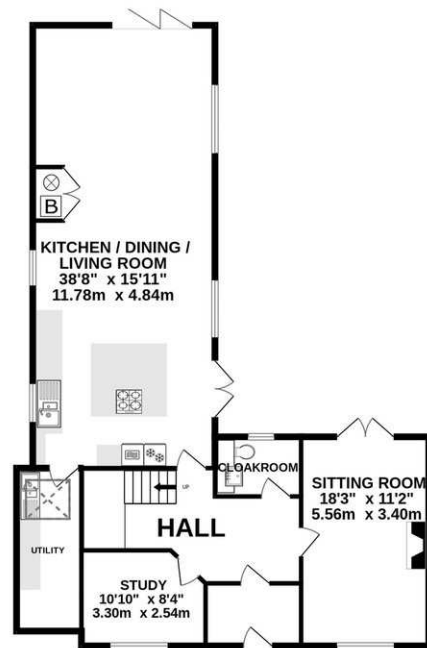


Outside, bi-folding doors open onto a sunny terrace leading to a fully enclosed lawned garden with summer house and useful stores at the far end. Electric gates to the side open onto a gravel driveway and yard with ample parking. Please note, the gravel driveway also provides a right of access to Cedar Lodge, the neighbouring property.

The paddock is currently utilised as a small-holding with various animals, and also includes a generous timber shed/workshop, offering excellent scope for a range of uses.

- Five-bedroom detached home set over three floors
- Family bathroom and two en-suite bedrooms
- Extended open-plan kitchen/living space, ideal for family living and entertaining
- Large utility room
- South facing enclosed garden & courtyard
- Workshop and 0.44-acre paddock with holding number for livestock
- Sought-after village location
- Gated driveway and ample parking

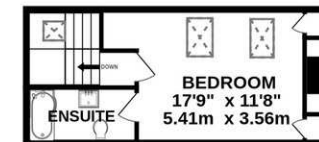




GROUND FLOOR



1ST FLOOR



2ND 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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