

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Mayfield, Queen Street, Keinton Mandeville, Somerton, Somerset, TA11 6EG



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Somerton 5 miles, Glastonbury 7 miles, Wells 13 miles, Yeovil 11 miles, Castle Cary 7 miles, A303 5 miles, Bristol 31 miles, Bath 29 miles.

A generous, bright and spacious four bedroom, detached home in the popular village of Keinton Mandeville, close to Somerton, Street and Castle Cary.

The property has recently undergone a programme of extensive improvements and provides delightful open, flowing accommodation that has been finished to a high standard throughout.

Benefiting from generous wraparound gardens, off-road parking, double garage and solar panels (PV and thermal) with a battery storage system.

Location

Mayfield occupies a peaceful plot, set back from Queen Street in the popular village of Keinton Mandeville, which sits midway between the market towns of Somerton to the West, and Castle Cary to the East. It dates back to the Roman times and owes its growth to the local “Blue Lias” stone and its easy accessibility from London to the South West.

Mayfield is situated in a pleasant, established residential area, well away from busy roads yet within easy access to main trunk roads, and principal local towns and villages.

The A303 is a few miles south and Castle Cary mainline rail station offers regular services to London Paddington, Bristol, Bath and beyond. The renowned Millfield School is 10 mins north.

Accommodation

To the front, the primary entrance is protected from the elements by a handy storm canopy, whilst a part-glazed wooden door opens up to the entrance hall.

The entrance hall is particularly bright and welcoming, providing access to the kitchen/dining room, the living area and the cloakroom. The entrance hall has been laid to engineered oak, whilst the staircase, to the left, also offers further storage underneath.

Also to the left is the remodelled, ‘L’ shaped open plan living area/kitchen which is broadly set out as a sitting area, dining area and stylish kitchen, with the latter running along the rear of the house.

The sitting room is a lovely and bright spacious room, benefitting from a dual aspect with windows to the front and rear, with double doors further opening out into the sun room. The sitting room benefits from a cosy log burner, whilst the sun room provides additional space for families, either for relaxing, dining or entertaining.





Within the open plan living/dining area, there is ample space for a large dining table, which in turn seamlessly links into the stylish, refitted kitchen with a handy breakfast bar and with overhead pendant lighting.

The kitchen/dining area is similarly laid to engineered oak flooring and is fitted with a comprehensive range of contemporary units and display cabinets, complemented by quartz worktops. A full range of AEG kitchen appliances come fitted, including an electric double oven, induction hob with cooker hood and dishwasher. There is plenty of space for a freestanding fridge/freezer, whilst within the refitted utility room, further worksurfaces and storage units provide practicality, along with space and plumbing for laundry provisions and rear garden access.

Stairs from the entrance hall lead to the first floor landing, with loft access and an airing cupboard, along with access to all four bedrooms and family bathroom.

The master bedroom is a superb double room, with double glazed window to the rear looking out over the garden, as well as an excellent, refitted ensuite shower room, with a suite of shower, low level WC and basin within a vanity unit.

The remaining bedrooms are all a good sizes, providing ample space for double beds, with two of the bedrooms also provide fitted storage. Servicing the bedrooms is the family bathroom, which is fitted with a four piece suite comprising a bath, low level WC and a tiled shower cubicle.

To the front of the property is a generous area of front garden, mostly laid to lawn, with some established trees and shrubs planted, whilst a large driveway offers space to park several cars, leading to the double garage and is accessed by electric, secure gates.

The double garage benefits from light, power, two doors up and over doors (with one being electric) and a door to the side giving access to the garden.

The rear garden is largely laid to lawn with a selection of mature shrubs and planting. A newly installed composite decking area provides a lovely spot for outside dining, whilst a new log store and garden shed offer further practical storage options.

Tenure and Other Points

Freehold

Gas central heating

Mains electricity, water and drainage connected.

Solar panels fitted and owned outright, with smart export guarantee approved

Solar power storage battery

Somerset Council – Council tax E

EPC Rating B





About the area

Keinton Mandeville is an historic village, named in the Domesday Book, dating back to Roman times. It is a thriving and friendly village with a church, village stores, pub, farm shop, well-regarded primary school, and various clubs and societies.

The nearby towns of Castle Cary, Street & Somerton provide a good range of sporting and cultural facilities whilst Bruton, Wells, Sherborne, Yeovil, Taunton, Bath and Bristol are all within easy reach.

As well as Millfield, there are numerous state and independent schools in the local area including, Hazelgrove, Wells Cathedral, Strode College, Crispin and the Sherborne and Bruton schools.

The land around Keinton Mandeville is mixed agriculture with farms surrounding the village - two providing popular farm shops. There are also playing fields with children's play area, tennis court and a skateboard park - making Keinton Mandeville a wonderful and vibrant place to live.

Important Notes

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate, and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS.

Interested parties are advised to check availability and current situation prior to travelling to see any property.

All viewings are by appointment with the Agents.

Identity verification & Anti Money Laundering (AML) Requirements

As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property. We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted



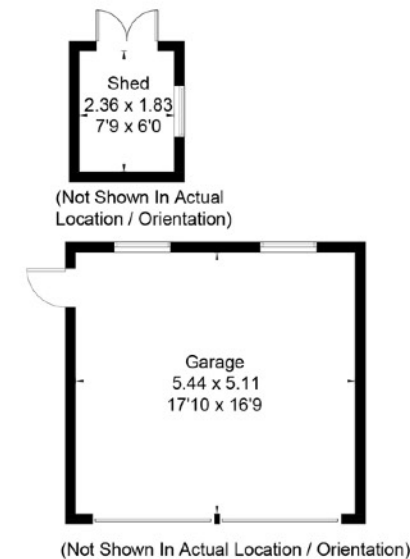
Approximate Floor Area = 151.8 sq m / 1634 sq ft
Garage = 27.8 sq m / 299 sq ft
Total = 179.6 sq m / 1933 sq ft (Excluding Shed)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99476

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