

LODESTONE



Damar House, Kingsdon





Damar House, Kingsdon

TA11 7JZ

Offers in Excess of £425,000

3 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Immaculately presented modern home in a sought-after village setting
- Energy efficient with EPC B rating
- Three bedrooms, including a master with en-suite and dressing area
- Light-filled kitchen/diner with integrated appliances
- Separate utility and cloakroom
- Spacious sitting room with wood-burning stove and garden access
- Detached garage and multiple parking spaces
- South-east facing rear garden
- Underfloor heating (ground floor) and solar thermal water heating
- Access to a shared communal field with cricket pitch





Situated in the small historic village of Kingsdon, Damar House offers peace and tranquillity in this lovely south Somerset village while being within easy reach of excellent transport links. Nestled in an exclusive development of land formerly belonging to Kingsdon Manor, this lovely energy efficient property combines a traditional rural feel with the reassurance of a quality 2018 build.

A storm porch provides protection from the elements at the front door through which an entrance hall greets with useful built in storage cupboards. The double aspect kitchen to the right has been treated to a detailed fit with everything you would hope to find and more. A built-in dishwasher, under counter fridge and separate full height fridge / freezer are joined by some extra touches including built in re-cycling bins. A breakfast bar and dining area overlooking the rear garden accommodate a quick snack or a long Sunday lunch with family and friends, while granite work tops and a brushed brass tap and door furniture give a contemporary and luxury feel. The practicalities are catered for in the adjacent utility area and a door leads out from here to the rear garden.

The double aspect sitting room is flooded with light from the front facing window and glazed doors that open the room up to the garden. A woodburning stove set into a lovely fireplace is set off by a stone hearth with oak lintel above and provides cosy ambience for autumn and winter evenings complementing the underfloor heating that runs throughout the ground floor. A beautifully stylish downstairs WC with understairs storage completes the ground floor.

A generous stairwell rises to the first floor where three bedrooms lead off a spacious landing. The gorgeous master bedroom suite looks out over the front of the property and the rear garden. Double wardrobes and the perfect spot for a dressing table is joined by a stylish en-suite shower room with electric underfloor heating. Two further double bedrooms are served by a family bathroom and a partially boarded loft provides excellent storage for suitcases and Christmas decorations.

Damar House is beautifully presented throughout and would provide a wonderful first home or downsize move.





Outside

Damar House sits in a delightfully secluded spot sharing its access off the lane with only the immediate neighbour. Smart block paving defines the two parking places assigned to the property, one in front of its single garage and one to the right.

The front is framed by beds planted with a mix of structural evergreen planting and a small lawn area with steps down to the front door where the East facing patio to the front provides a lovely spot to enjoy an evening glass of wine.

A pathway leads to a wooden doorway through to the southeast facing rear garden where solid wooden panels safely enclose the garden which features a large patio area and is softened by Roses, Clematis and Passion Flower.

Situation

Kingsdon is a small historic village with just over 200 houses situated in the undulating hills of South Somerset surrounded by farmland and open countryside. The village lies to the North of the A303 enabling commuting to the west and east and is within a ten minutes' drive of the ancient market town of Somerton.

Kingsdon has a wealth of historic cottages and elegant houses many built in the local blue lias stone. The 13th Century church, popular thatched Kingsdon Inn pub, community shop, village hall and numerous clubs and activities all add to the unique spirit of this very special place. With no through roads there is little traffic making it a peaceful place to live. Much of the centre falls within the conservation area and the parish field, playing fields and cricket ground together with the network of bridleways and footpaths provide endless outdoor space for everyone to enjoy.

The village is served by a regular bus service from Wells to Yeovil (Monday to Friday) connecting many of the local villages and towns. By car, Yeovil can be reached within 15 to 20 minutes and the further amenities offered by Bath and Bristol are both within an hour's drive.



Schools

Kingsdon has an excellent choice of local schools with a Church of England Primary School and preschool in Charlton Mackrell or a larger primary school in Somerton. Senior schools are available in Street, Langport and Castle Cary with Strode College and Yeovil College providing tertiary education.

Somerset has a wealth of independent schools with Hazlegrove Preparatory, Millfield and Sherborne Schools all within an easy drive.

Transport links are excellent and easy access to the A303 provides a direct route to London via the M3. There is a mainline rail service from Castle Cary to London Paddington (approx. 2 hours) as well as a new train service to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Somerton – 3 miles 6 minutes by car

With a historical marketplace at its heart, Somerton is classically Somerset having given its name to the county and in around 900 it is believed to have been the capital of Wessex. It is a thriving market town with market days having been held here since the Middle Ages. As well as a good-sized Co-op supermarket there is a range of appealing independent shops including Cobbs Wholefoods, Stationery House, Overt Locke as well as an artisan Chocolate maker 'Craft House Chocolate'. The White Hart serves outstanding local food, with boutique accommodation also available and Buttercross Tearooms is a cosy spot to enjoy a quick bowl of soup with homemade bread. <https://discoversomerton.co.uk/>

Directions

Postcode : TA11 7JZ

What three words : [///surprised.televise.bridges](https://surprised.televise.bridges)

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: C

Guide Price: Offers in Excess of £425,000

Tenure: Freehold

PART B

Property Type: Semi-Detached House

Property Construction: Standard Construction

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains electricity

Water Supply: Mains water

Sewerage: Mains drainage

Heating: Oil fired central heating

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Private garage and parking for two cars.

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We are not aware of any significant/material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any other significant/material restrictions or rights, but we would recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea.

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: B

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

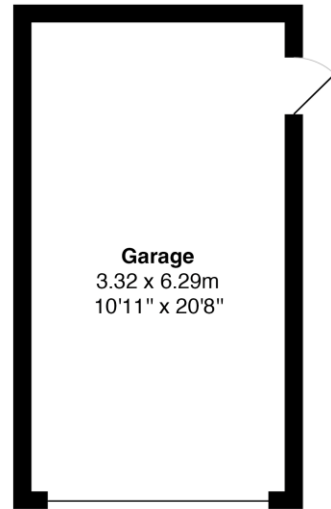
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



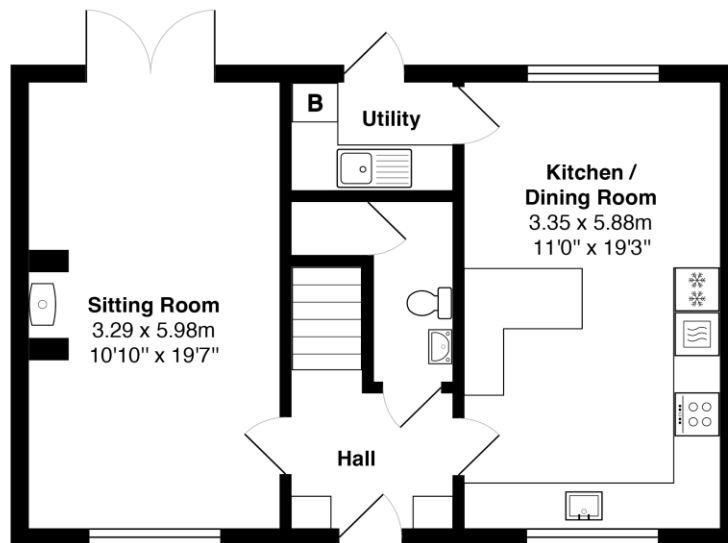
Damar House, Kingsdon



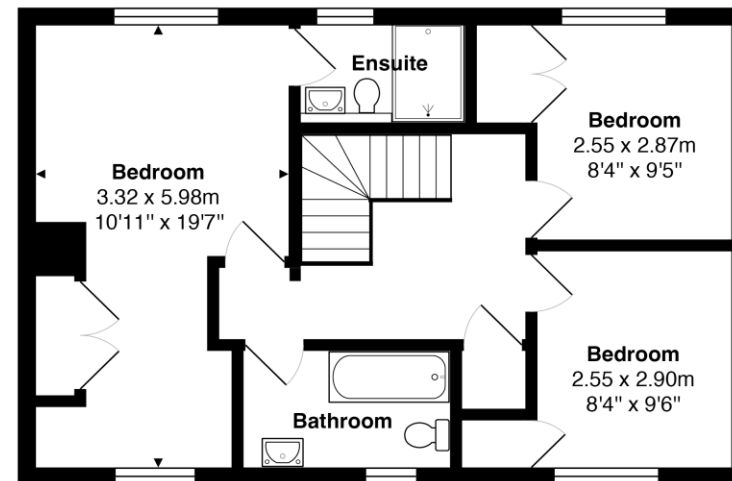
Approximate gross internal floor area of main building - 108.6 m² / 1,168 ft²



Area: 20.9 m² ... 225 ft²



Ground Floor
Area: 54.3 m² ... 584 ft²



First Floor
Area: 54.3 m² ... 584 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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