

Symonds
& Sampson



Oak Meadow

Broadstone Lane, Hardington Mandeville, Somerset

Oak Meadow

Broadstone Lane
Hardington Mandeville
Somerset
BA22 9PR



- Exceptional New Detached House Set in a Gated Community of Just Three Homes
 - Superior Specification
- NEFF Appliances & Smart Fridge/Freezer & Quooker Kitchen Tap
- Air Source Heating (Underfloor to Ground Floor) Plus Solar Panels
 - Double Garage with Auto Key Fob Controlled Entry & Parking
 - Porcelain Tiled Floors
- Wine Cooler, Integral Appliances, Kitchen Units with Internal Lighting, Quartz Worksurfaces
 - 10 Year ICW Building Warranty
- Electric/Sensor Entrance Gates (In and Out)
- Ready For Immediate Occupation

Guide Price **£1,150,000**

Freehold

Yeovil Sales
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THE DWELLING

Oak Meadow is a 4-bedroom, 4-bathroom luxurious property, skilfully built in traditional style with a contemporary twist to the interior. Modern detailing reflects the quality /internal living space of 2,505 square feet (in total) with aluminium windows and underfloor heating to the ground floor and radiators to the first floor. The property is protected by an SES alarm system with digital CCTV Recording, also accessible via a smartphone app. This superb Detached property is positioned off a country lane on the very outskirts of this quiet village.

Access from the lane is via bespoke, remotely operated electric gates (and can be dual fed to the garage if required) - lighting is activated upon approaching the gates, and entering the property activates lighting to the entrance porch and garage. Upon exiting the property, vehicles are detected and the gates open and close automatically.

ACCOMMODATION

The second of these beautifully appointed homes nestles again in a slightly elevated plot with the accommodation comprising reception hall, cloakroom/wc, open plan sitting/dining/family room with fitted woodburner, bi-folding doors to the rear, fully fitted kitchen and utility room.

On the first floor is a landing, bedroom one with an en suite shower room, bedroom two with an en suite shower room, bedroom three with an en suite shower room, bedroom four and a family bathroom.

Entrance to the property is through the bespoke front door (alarm entry/exit keypad) into the entrance hall with porcelain flooring to the Ground floor, glass balustrades to the staircase/landing and bespoke Ash staircase.

A substantial living space with options to create various zones, porcelain tiled floor, fitted woodburner, bi-fold doors to the rear garden. Eight Dimmable LED lighting zones to this area, together with 5 amp lamp sockets & USB sockets. TV & Data points X 3areas.

A Bespoke Kitchen with Quartz work tops & bespoke Quartz cills includes Neff Steam oven, convection oven, plate warming drawer, Induction Hob and air extractor. Neff dishwasher and a Perrin & Rowe sink with Quooker instant boiling and filtered water tap. Neff 32 bottle dual zone wine cooler/warmer, Samsung smart fridge freezer wi/fi Door-in-Door fridge freezer with Instaview touch sensitive window, dispensing filtered water and Ice. There is a further generous utility room.

On the first floor is a spacious landing, featuring glazed panels and wooden handrails, four double bedrooms: three with an en-suite shower room, as well as a family bathroom.

OUTSIDE

To the front, there is a stone driveway providing ample parking and leading to the attached DOUBLE GARAGE with auto keyfob entry, power, light, personal door to the utility room.

The rear garden has an extensive paved terrace, a stone retaining wall and a border leading to a lawned garden.

DOUBLE GARAGE

Auto roller door- 3 phase Electrics (super fast charging potential)
2 X double sockets

PIR internal LED lighting with weatherproof override Switch and mains water supply.







DISCOVER THE LOCAL AREA

Hardington Mandeville is a very popular village sought after due to its proximity to no main roads - many people who move here stay for considerable years, such is its attractiveness and sense of community. The village has a shop/post office and a public house, as well as a number of thriving clubs, including gardening and amateur dramatics, making it an active village for people of all ages.

Surrounded by magnificent rolling countryside, this is a beautiful part of the country and yet it remains extremely accessible due to the A30, A303 and good rail links from Yeovil Junction, on the Exeter to Waterloo line. In addition, the M5 is within easy reach at Taunton, and the village therefore enjoys the best of both worlds, being secluded yet accessible.

Further afield, the regional centre of Yeovil is within easy reach and has a full range of facilities and a mainline rail station, whilst alternatives include Crewkerne, a typical Somerset market town and Sherborne, dominated by its Abbey and historic school.

The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff. Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

Nearby Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Ham Hill, Stoke-Sub-Handon to the west of Yeovil, is centred on a huge Iron Age hill fort and is popular for picnicking, dog walking and mountain biking in the grassy hollows of the old quarry workings.

There are extensive opportunities for equestrian sport, fishing and active sailing clubs based at Sutton Bingham Reservoir and in the Chew Valley. Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

There is a wide choice of schools locally, both in the independent and state sectors, including Secondary schooling and Yeovil College of Further Education. Independently, there's Perrott Hill School, which comprises a Montessori nursery, pre-prep and prep school, and other independent local schools include the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College Taunton.

DIRECTIONS

What 3 words: [loudness](#), [engraving](#), [abruptly](#)

Directions From Yeovil

Take the A30 in a westerly direction, passing through West Coker and East Chinnock. After leaving East Chinnock, continue past the layby on your left, proceed straight on and after a left-hand bend, take the immediate turning left (Broad Hill) for Hardington Mandeville and Pendomer. Continue on this lane (later known as Barry Lane), and just after a right-hand bend, the same road is then known as Broadstone Lane, and just before entering the village outskirts, the development will be found on your left-hand side.



SERVICES

Mains water, electricity, and drainage. Air source heat pump heating system with underfloor heating to the ground floor and radiators to the first floor. Solar panels have also been fitted to each property.

3 Phase fast charge potential terminated in Garages

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: TBC
Flood Risk: Very Low

10 Year ICW building warranty

SUPERIOR SPECIFICATION

Entrance Gates: Electric/auto main gate with keyfob entry
Visitor ring panel for each separate property
Reception Hall: Security entry alarm panel, porcelain tiled floor.

Sitting/Dining/Living Space: Porcelain tiled floors, fitted woodburner, 5 amp lamp sockets.
Kitchen: Symphony kitchen range, induction hobs, extractors, steam oven, electric oven, warming drawers, interior lighting to kitchen units, Quooker taps, smart Samsung fridge/freezer with iPad system, porcelain tiled floors.
Bathrooms: Heated/demist mirrors, auto low level entry lightning, Aqualisa shower, tiled floor and walls
Utility Room:
Cloakroom/WC:
Floor Finishes: Porcelain tiling to ground floors, carpeted to first floor, bathrooms with tiled floors, walls.
Oak Veneer Doors
Windows: Double glazed aluminium powder coated windows
Staircases: Ash
Bathrooms: Auto low level lighting - Push button wall hung Toilet, Sink & Bath with Axor Citterio tap & vanity unit. Catalano Bath with Aqualisa Tapless fill controls, operating the pumped supply. Large bespoke bevelled edged mirror. Over Quartz shelves & upstand. Toilet & Sink under-lighting activated on entry, heated towel rail, ceramic floor and wall tiles. Aqualisa pumped showers with Aqualisa Infinia digital remote operation and LED deluge shower head. & downlighting.
Electrical: 3 phase electricity
Double Garages: With electric roller doors, keyfob auto open and shut. 3 Phase fast charge potential terminated in Garages.

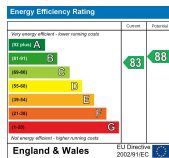
Broadstone Lane, Hardington Mandeville, Yeovil

Approximate Area = 2116 sq ft / 196.5 sq m

Garage = 389 sq ft / 36.1 sq m

Total = 2505 sq ft / 232.6 sq m

For identification only - Not to scale

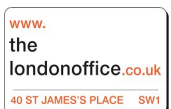


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1344864

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