





£540,000

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 D



Services

Mains electricity, water and drainage are connected. Propane Gas (LPG) central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the Market Place in Somerton, head north east towards broad street. At the roundabout, take the second exit onto Horse Mill Lane and then turn left onto B3151. Take the first right onto B3153 towards Keinton Mandeville. Follow the road for approximately 5 miles and you will eventually enter the village. Continue on the High Street, then onto Castle Street. Turn right onto Bab Cary Lane and the property can be found on your right.

Description

An attractive and well-presented four bedroom detached bungalow, situated in the popular village of Keinton Mandeville, tucked away down a no through lane, enjoying a generous south-facing plot with beautifully maintained gardens, single garage and driveway.

The property offers light and spacious accommodation throughout, with a welcoming living/dining room featuring a charming log burner and French doors opening out onto the south-facing rear garden, creating a wonderful connection between indoor and outdoor living and allowing natural light to flood the space. There is a well-appointed kitchen and conservatory, four bedrooms and a family bathroom, offering flexible accommodation ideal for families, downsizers or those working from home.

To the side of the property is a conservatory, providing an additional reception space with pleasant views over the gardens, perfect for enjoying the sunny aspect throughout the day.

Outside, the property truly shines, set within mature and well-established south-facing gardens which include a variety of planted beds and fruit trees including, apple, pear, plum, cherry, damson, gage, blackthorns for sloe gin and elders for elderflower cordial. The fruit cage includes loganberries, blackcurrants and a redcurrant. There is also a greenhouse, pond and useful outbuilding. The wild flower meadow includes native daffodils and bluebells, cowslips, primroses, fritillaries, wild garlic and pyramidal orchids. The grounds extend to approximately 0.5 of an acre, offering a wonderful sense of space and privacy. To the front, there is a driveway providing ample off-road parking and access to a single garage. There is also access through double gates to additional parking and the back garden.

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.





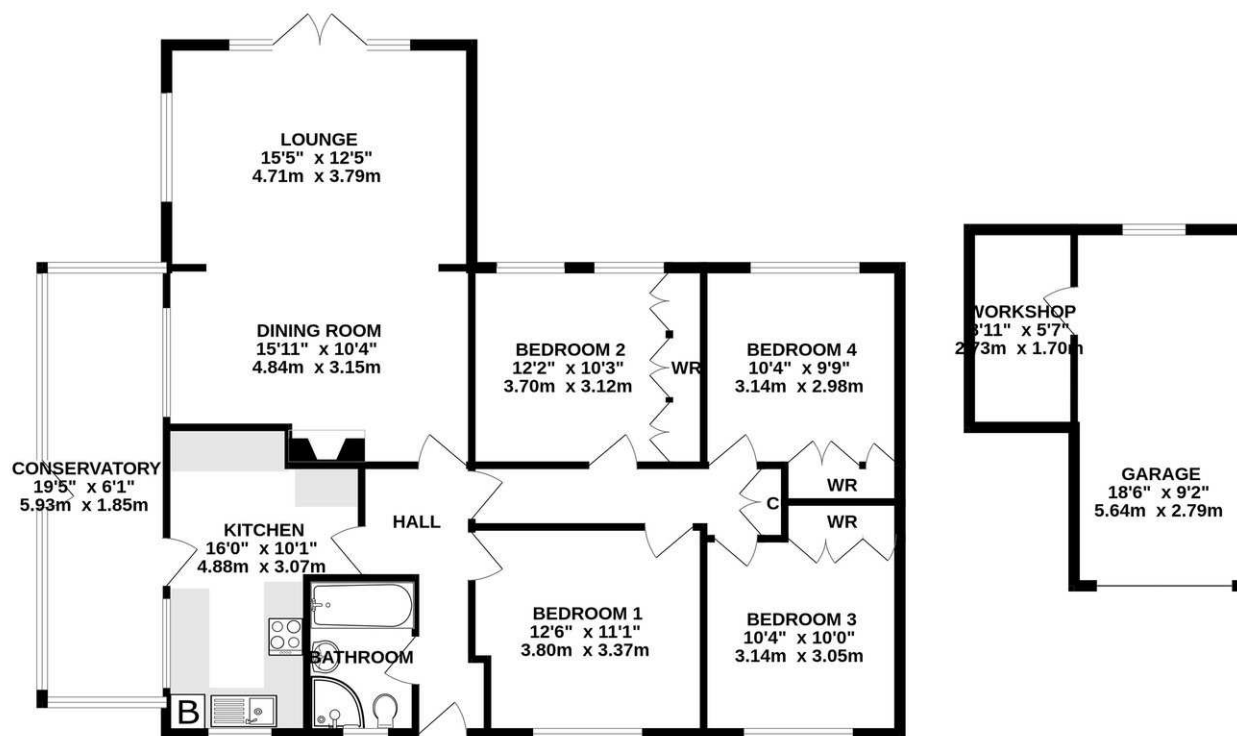
The original bungalow is steel framed and extensions are traditional cavity construction. Prospective purchasers should be aware that this may affect mortgage availability, and we recommend seeking advice from a lender or financial advisor prior to arranging a viewing or making an offer.

Please also note that additional garden was purchased at the bottom of the garden and remains on a separate title to the property and main garden.

- Four bedroom detached bungalow on quiet village lane
- Well presented throughout
- Large south-facing rear garden
- Spacious and extended living/dining room with log burner
- Plot extending to approximately 0.5 of an acre
- Double glazed, gas central heating via LPG gas tank
- Energy-efficient home with owned solar PV panels for electricity and hot water
- Driveway with garage



GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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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