





£995,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band G



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

Upon entering Keinton Mandeville from Street/Somerton, proceed into the village passing the Quarry Inn on the left, upon reaching the crossroads, turn right into Queen Street. Continue along passing the Methodist Church on your right and the property will be found a short distance after, also on your right hand side.

Description

Stepping through the main entrance, you are welcomed into a central entrance hall which provides access to the principal ground floor accommodation. The layout flows naturally, with formal living space to one side and the main family hub positioned centrally, creating a practical yet impressive arrangement. The entrance hall also benefits from a cloakroom/WC, ideal for guests and everyday use. Stairs rise to the first floor, while doors lead through to the sitting room, bar and kitchen/diner. To the left of the entrance hall is a beautifully proportioned, triple aspect sitting room. This is a superb formal reception room, offering excellent space for both relaxing and entertaining, with French doors opening out to the garden and a stunning inglenook fireplace with wood burning stove creating an impressive focal point. Positioned adjacent to the sitting room is the bar, a stand out feature of the ground floor which adds real personality to the property. Whether used as a dedicated entertaining space, games room or informal snug, it offers excellent flexibility. The bar also enjoys access via bi-folding doors onto the rear verandah, making it especially well suited to indoor-outdoor entertaining during the warmer months. At the heart of the home is the impressive kitchen/diner. This substantial open-plan space provides a natural hub for family life, with room for cooking, dining and informal seating. The kitchen is fitted with a range of wall, base and drawer units, along with integrated appliances including a double oven, hob, dishwasher and warming drawer. There is also a Quooker hot and cold tap, space for a free-standing fridge freezer, while a breakfast bar and moveable island add further practicality and flexibility. A good-sized wine cellar provides useful additional storage, and the room offers ample space for a dining table and chairs, making it ideal for both everyday family meals and entertaining. Beyond the kitchen/diner, the accommodation continues into a spacious family room. This is a bright and generous additional reception room, ideal as a TV room, children's lounge, playroom or relaxed family space. Positioned nearby is a gym. This room offers excellent versatility and could equally serve as a home office, studio, hobby room or further reception space, depending on requirements. The ground floor also includes a bedroom complete with an en suite. This is a particularly useful feature, ideal for guests, multi-generational living or anyone seeking bedroom accommodation on the ground floor. A utility room further enhances the practicality of the layout, providing useful storage and support space away from the main kitchen.

The first floor is arranged around a central landing and provides four further bedrooms, making the property especially well suited to family occupation. The bedrooms are all well proportioned and offer excellent flexibility for family living, guests or home working. Several rooms benefit from fitted wardrobe storage, adding to the practicality of the layout, with the master bedroom benefiting from its own en suite shower room. The first floor is served by a stylish and modern family bathroom, comprising an elegant bath, separate shower enclosure, Jack and Jill sinks with storage beneath, and finished with a heated towel rail.

Location

Keinton Mandeville is a popular village set amidst gently rolling countryside seven miles to the south east of Street and mid way between the market towns of Somerton and Castle Cary. The village provides a pub The Quarry Inn, highly regarded primary school, play/skate park, village stores, church and active village hall where there is also a day surgery. 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 historic centre of Wells is 16 miles and the busy centres of Yeovil and Taunton are 12 and 24 miles distant respectively.





The rear garden is of a superb size, private and fully enclosed, creating a real suntrap and a wonderful outdoor space to enjoy throughout the year. A large patio extends from the rear elevation, with a veranda over, providing the perfect setting for alfresco dining and entertaining. The garden is beautifully stocked with a plethora of flowers, shrubs and trees, together with a pond and an abundance of fruit trees. There is a vast lawn area, edged with storage sheds, a greenhouse, vegetable beds and a range of seating areas, making the space ideal for keen gardeners, families and those who enjoy outdoor living.

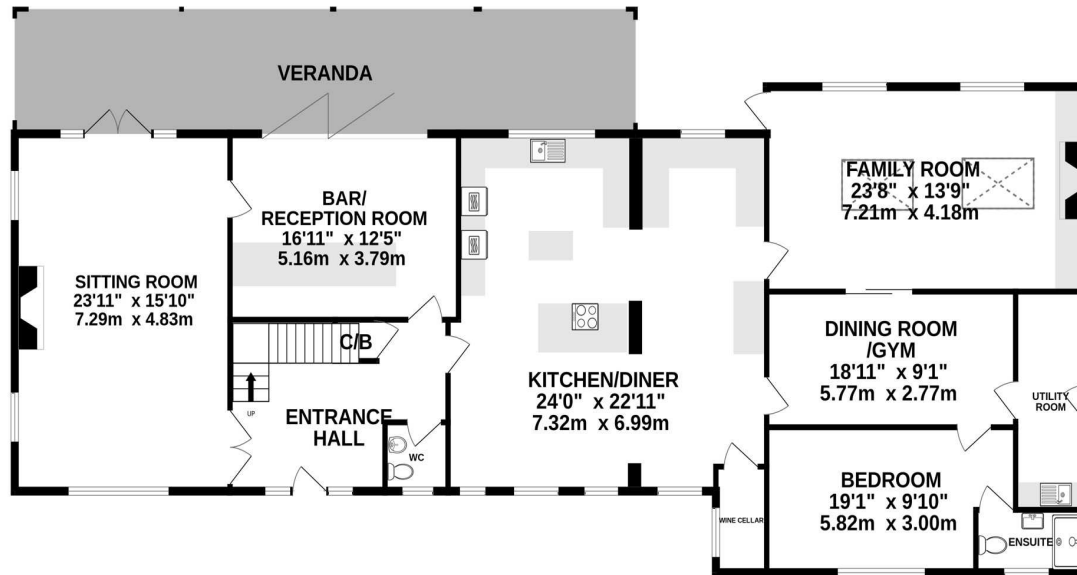
To the front, the property is securely set behind electric gates, providing added privacy and a strong sense of arrival. A large driveway offers parking for multiple vehicles and is framed by attractive herbaceous borders, enhancing the property's impressive frontage.



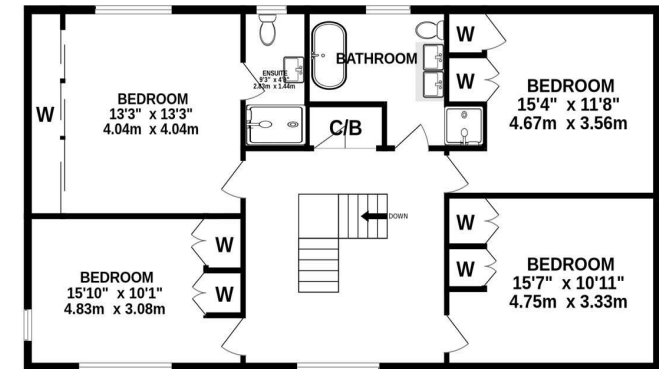
- Full planning permission granted for a double garage with a two-bedroom apartment above, offering excellent future flexibility.
- 6 camera CCTV security system providing added peace of mind and enhanced security throughout the property.
- Set behind electric gates with a large driveway, ample parking and attractive herbaceous borders.
- A substantial five-bedroom home with flexible space for families, guests and home working.
- Open-plan kitchen/diner with integrated appliances, Quooker tap, warming drawer, island, breakfast bar and wine cellar.
- Triple aspect sitting room, inglenook fireplace, bar and bi-folding doors opening onto the rear verandah.
- Private enclosed sun trap with patio, veranda, lawn, pond, fruit trees, veg beds, greenhouse, sheds and seating areas.
- Ideally situated for Millfield School and close to nearby amenities, offering a desirable and convenient location.



GROUND FLOOR
2092 sq.ft. (194.4 sq.m.) approx.



1ST FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 3208 sq.ft. (298.0 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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