



5 Lakeview Road
Keinton Mandeville, TA11 6FF

George James PROPERTIES
EST. 2014

5 Lakeview Road

Keinton Mandeville, TA11 6FF

Guide Price - £795,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

5 Lakeview Road is a beautiful detached natural stone modern house. Built to an extremely high standard in 2020 by Galion Homes and still retaining the remainder of its 10 year new build warranty. This impressive quality home offers well designed, bright and spacious accommodation including a lovely triple aspect kitchen/diner/family room with wide bi-folding doors to the garden. Tastefully decorated throughout the main ground floor rooms have engineered Limed Oak flooring with Neptune Tumbled Sandstone flooring in the kitchen, all the bathroom and kitchen units are by Neptune. The house occupies a large plot of approximately 0.25 acres with private south facing gardens, ample off road parking and detached double garage.

Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a local shop, pub, farm shop, primary school and active churches. There are various clubs and societies. Visit www.keintonmandeville.com for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

Services

Mains water, drainage, gas and electricity are all connected. The house is wired with a CAT 5 network. Zoned underfloor heating to the ground floor and radiators to the first floor. Council tax band F.

Entrance Hall

This welcoming hallway has stairs leading to the first floor, built in cloaks cupboard and understairs storage.

Sitting Room 20' 4" x 14' 8" (6.20m x 4.46m)

With windows to the front and French doors to the rear garden. Fireplace housing a cast iron wood burning stove.

Dining Room/Study 9' 7" x 8' 0" (2.93m x 2.43m)

With window to the front.



Utility Room/WC 7' 5" x 6' 0" (2.27m x 1.84m)

With window to the rear, range of base and wall mounted units with Belfast sink. Built in washer dryer and cupboard housing boiler. Low level WC.

Kitchen/Diner/Family Room 20' 4" x 17' 6" (6.20m x 5.33m)

This bright spacious room provides a comfortable living area with attractive Tumbled Sandstone tiled floor and windows to the front and side. There are 3.5 metre wide bi-folding doors with fitted remote control blinds opening to the garden. The stunning Neptune kitchen is beautifully designed with a range of base units with Carrara Honed Marble work surfaces and double Belfast sink unit. The units also include a dishwasher, larder fridge and freezer as well as a pull out chopping board, tray, towel rails and built in waste and recycle bins. There is a large central island unit and breakfast bar incorporating a NEFF microwave/electric oven. A recess with canopy hood houses a Smeg stainless steel range cooker with six ring burners.

Landing

With large half landing window to the rear overlooking the garden. Radiator and built in airing cupboard housing hot water cylinder.

Bedroom 1 13' 4" x 11' 7" (4.06m x 3.54m)

With window to the front, radiator and built in double wardrobes.

En-Suite Shower Room 8' 7" x 6' 11" (2.62m x 2.10m)

With window to the rear. Beautiful Neptune bathroom suite with vanity sink unit with marble surround, low level WC and 1600mm shower area with mains shower. Half wall panelling, underfloor heating and heated towel rail.

Bedroom 2 10' 7" x 10' 7" (3.23m x 3.22m)

With window to the rear and radiator.

En-Suite Shower Room 6' 7" x 6' 5" (2.00m x 1.95m)

With window to the rear, Neptune bathroom suite comprising low level WC, wash hand basin and shower cubicle with mains shower. Half wall panelling, underfloor heating and heated towel rail.

Bedroom 3 15' 7" x 9' 4" (4.75m x 2.85m)

With windows to the front and side. Radiator.

Bedroom 4 14' 0" x 9' 0" (4.26m x 2.75m)

With window to the front and radiator. Range of built in wardrobes.

Bathroom

With window to the rear. Neptune bathroom suite comprising low level WC, panelled bath with shower attachment. Vanity sink unit with marble top. Heated towel rail.



Outside

The house occupies a large plot of approximately quarter of an acre with gated path leading to the front door and large lawned side garden. A gravel drive provides off road parking for several vehicles and leads to the detached double garage. A pedestrian gate leads to the rear garden.

Double Garage

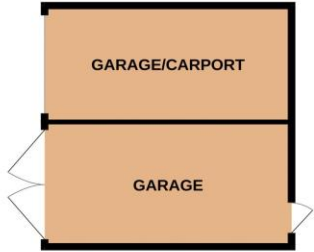
The garage is divided into two sections with an open car port and enclosed garage. There is outside lighting and power connected (provision has been made for an EV car charger) Within the enclosed garage there is a roof storage area.

The large rear garden is south facing and offers a good degree of privacy with the main garden being laid to lawn. A patio area continues across the back of the house with a box hedge border enclosing mature Olive trees. A picket fence and gate leads to an enclosed side garden with raised vegetable beds. Outside lighting, power and water.

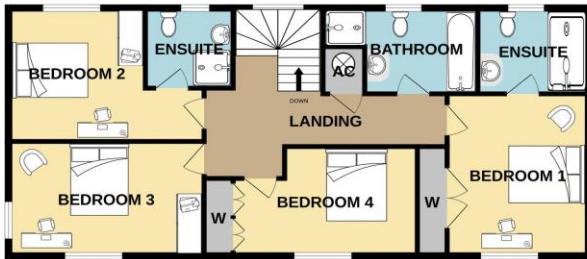




GROUND FLOOR
120.4 sq.m. approx.



1ST FLOOR
85.6 sq.m. approx.



TOTAL FLOOR AREA: 205.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	93
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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