



Fairview

Queen Street, Somerton, TA11 6EQ

George James PROPERTIES
EST. 2014

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Guide Price - £600,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Fairview is a beautifully presented large detached family home offering stylish, contemporary accommodation. The property has recently been refurbished throughout and offers comfortable, well proportioned living space. There has been considerable thought to the lighting with discreet ambient lights in the hallway, sitting room and bathroom. One of the main features of the property is the unusually large plot, set in grounds of approximately one acre with attractive gardens and paddock. To the front of the house is ample parking and access to the 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. Council tax band E. Gas fired central heating to radiators, new boiler installed 2024 with a 10 year warranty.

What3words

///novelist.pythons.crawler

Entrance Porch

With glazed door to the entrance hall.

Entrance Hall

With stairs to the first floor and radiator. The current owners have created a clever storage area for coats and shoes with bench. Ambient lighting illuminates the understairs area and staircase.

Sitting Room 20' 4" x 11' 11" (6.20m x 3.62m)

With window to the front, radiators and opening to the garden room. Fireplace with floating mantle housing cast iron stove. Media wall above with television recess and back lighting. Inset ceiling speaker system.

Garden Room 13' 3" x 10' 6" (4.05m x 3.20m)



Overlooking the garden with French doors. The garden room has been fitted with an insulated roof allowing for all year round use.

WC

With window to the rear, low level WC and wash hand basin. Half wall panelling and radiator.

Kitchen/Dining Room 19' 11" x 10' 3" (6.07m x 3.13m)

A double aspect room with window to the front and side. Dining area opening to the kitchen with a range of base and wall mounted units including island with Corian work surfaces over, sink unit with mixer. Belling electric range cooker with extractor hood over. Radiator and space for dishwasher.

Utility Room 9' 11" x 7' 3" (3.02m x 2.21m)

Opening from the kitchen leads to the utility room with window to the rear, range of fitted units, space for washing machine and fridge freezer. Stable door to the garden.

Landing

Built in airing cupboard housing hot water cylinder.

Bedroom 1 16' 10" x 9' 2" (5.14m x 2.80m)

With two windows to the front and two radiators. Wardrobes included.

Bedroom 2 11' 6" x 11' 11" (3.51m x 3.63m)

With window to the front and radiator.

Bedroom 3 10' 4" x 8' 8" (3.15m x 2.65m)

With window to the rear, radiator and built in double wardrobe.

Bedroom 4 8' 10" x 8' 7" (2.70m x 2.61m)

With window to the rear and radiator.

Bathroom 9' 3" x 5' 3" (2.82m x 1.60m)

Window to the rear. Modern bathroom suite comprising low level WC and vanity wash hand basin, 'P' shaped bath with mains shower over and screen. Discreet ambient lighting. Heated mirror with light, heated ladder towel rail.

Outside

The property is approached via a vehicular entrance with driveway and parking. There is a lawned front garden.

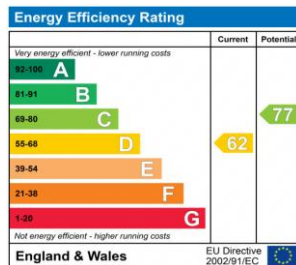
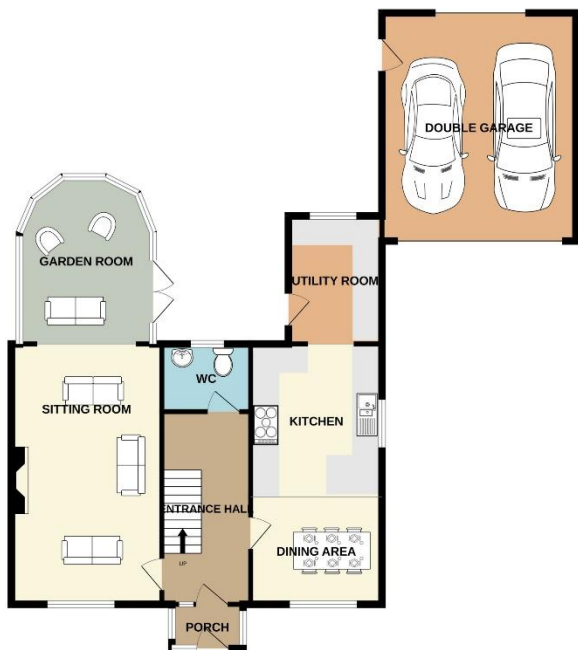
Double Garage 17' 11" x 15' 7" (5.47m x 4.75m)

With up and over garage door, power and light connected. Side pedestrian door and single roller garage door to the rear offering vehicular access to the rear garden.

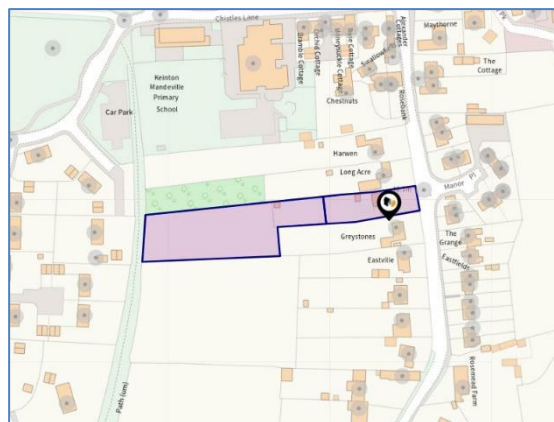
To the immediate rear of the house is a patio and covered area with greenhouse and timber outbuilding. The garden is laid to lawn with mature shrubs. Towards the end of the garden is a timber summerhouse and 5 bar gate leading to the paddock. The plot measures 0.92 acres.



GROUND FLOOR
101.3 sq.m. approx.



1ST FLOOR
55.7 sq.m. approx.



TOTAL FLOOR AREA: 156.9 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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