



Mountsandel Lodge

Mow Barton Road, Kingsdon, TA11 7LG

GeorgeJames PROPERTIES

EST. 2014

Mountsandel Lodge

Mow Barton Road, Kingsdon, TA11 7LG

Guide Price - £630,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Mountsandel Lodge is an attractive detached family home situated in this popular village. The house dates from the 1980's and was designed as a barn style building, constructed of local natural stone with a hipped roof. The house has good size accommodation comprising entrance hall, sitting room, dining room and kitchen/breakfast room. To the first floor there are four bedrooms and family bathroom. The main bedroom has an en-suite shower room. Outside the property occupies a large plot with ample parking to the front with access to the double garage. There are gardens walled with stone to the rear.

Amenities

Kingsdon is a desirable and popular village within a conservation area, largely built of period blue lias properties with amenities to include church, popular pub, community shop and village hall. Somerton is approximately 4 miles distance, where there is a wider range of amenities, the larger town Yeovil is approximately 8 miles to the south and Street is approximately 8 miles to the north. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band F.

Entrance Hall

Stairs to the first floor, understairs cupboard and radiator.

Sitting Room 19' 5" x 13' 10" (5.92m x 4.22m)

With bay window to the front, French doors to the rear. Radiator and stone open fireplace.

Dining Room 10' 9" x 9' 10" (3.28m x 3.0m)

With French doors to the rear and radiator.

Kitchen 11' 4" x 10' 9" (3.45m x 3.28m)

With window to the rear and part glazed door to the garden. Base and wall mounted units with one and a half bowl sink unit. Space for fridge freezer. Built in dishwasher, double oven and four ring hob.



WC 0' 0" x 0' 0" (0m x 0m)

Window to the front, low level WC and wash hand basin. Radiator.

Utility room 8' 0" x 5' 5" (2.45m x 1.65m)

Window to the front, space for washing machine and oil fired boiler.

Landing

Built in airing cupboard.

Bedroom 1 12' 10" x 13' 4" (3.91m x 4.06m)

Window to the rear and radiator.

En-suite

Window to the front. Low level WC and wash hand basin. Shower cubicle with mains shower.

Bedroom 2 11' 11" x 9' 9" (3.63m x 2.97m)

Window to the rear, built in cupboard and radiator.

Bedroom 3 13' 11" x 6' 11" (4.24m x 2.11m)

Window to the rear and radiator.

Bedroom 4 9' 10" x 9' 9" (3.0m x 2.97m)

Window to the front, built in wardrobe and radiator.

Bathroom

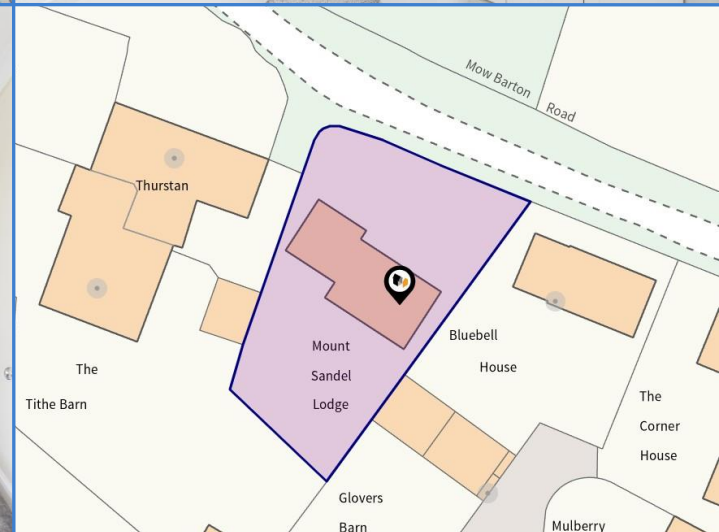
With low level WC, wash hand basin and panelled bath with mains shower over. Ladder towel rail.

Double Garage 17' 2" x 16' 10" (5.23m x 5.13m)

With two up and over garage doors. Pedestrian door to the garden.

Outside

Gated vehicular driveway with parking and access to the garage. Front lawned gardens and access to the rear garden. The large rear garden is south west facing, walled and mainly laid to lawn with patio area.



GROUND FLOOR
89.9 sq.m. approx.

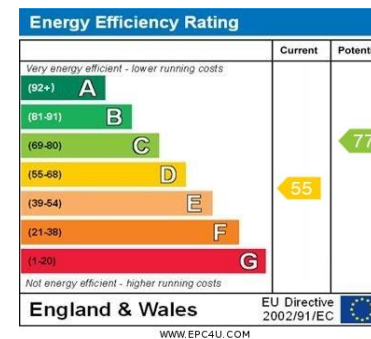


1ST FLOOR
63.1 sq.m. approx.



TOTAL FLOOR AREA : 153.0 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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