

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OAK COTTAGE, KINGSDON, SOMERTON, SOMERSET, TA11 7JU



OAK COTTAGE,

Kingsdon, Somerton, Somerset, TA11 7JU

Glastonbury 8 miles, Castle Cary 11 miles, Wells 14 miles, Bruton 15 miles, Bath, Bristol, Bristol Airport and Taunton all within a commutable distance.

A superb 17th Century, period property with huge amounts of character features throughout, accompanied by spacious, versatile living and generous gardens.

The property offers 4 comfortable bedrooms with additional study, two bathrooms, as well as two well proportioned reception rooms and a spacious kitchen/breakfast/family room.

Outside, there are generous, delightful gardens both to the front and rear, accompanied by a double garage and several very handy additional outbuildings.

Situated within a highly sought after village with very good amenities, a thriving community and superb schooling and commuter links.

Location

Oak Cottage is set close to the heart of the desirable village of Kingsdon, yet surrounded by countryside. Kingsdon is widely regarded as one of South Somerset's most desirable villages, comprising an attractive blend of period houses and modern homes centred around a thriving village community. Amenities include a village shop, church, village hall and the well regarded Kingsdon Inn. The village also supports an active cricket club beside the historic Kingsdon Manor.

The surrounding area is renowned for its excellent schooling, both state and independent, including Millfield, Hazlegrove and the schools in Sherborne. Communications are excellent with the A303 within easy reach and mainline rail services available from Castle Cary to London Paddington, together with services from Yeovil and Sherborne to London Waterloo.

Accommodation

A charming Grade II listed attached period house of great character and substance, offering extensive and versatile accommodation together with beautiful gardens, ample parking, double garage, workshop and outbuildings.

Believed to date from the 17th Century with later additions, Oak Cottage is an immensely attractive detached village house constructed principally of local stone beneath part thatched and part clay tiled elevations. The property has been sympathetically extended over the years and today offers exceptionally comfortable family accommodation, whilst retaining a wealth of original features synonymous with a house of this age and quality.

Throughout the house are many fine period details including flagstone floors, plank and muntin panelling, exposed ceiling timbers, mullioned windows, window seats and impressive fireplaces, all combining to create a warm and characterful home of considerable charm.

The accommodation is both spacious and versatile, arranged over two floors and ideal for modern family living. A heavy oak entrance door opens into a welcoming reception hall with original plank and muntin walls and parquet flooring, immediately setting the tone for the rest of the house.





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The principal sitting room is a delightful dual aspect reception room centred around a substantial inglenook fireplace with wood burning stove. Leaded windows provide excellent natural light, whilst at one end a cosy reading area enjoys attractive views over the rear garden.

The dining room is particularly impressive and provides an excellent formal dining and entertaining space, featuring a magnificent stone fireplace with heavy beam over, flagstone flooring, mullioned windows and a deep window seat overlooking the front garden.

Extending across the rear of the house is the generous kitchen/breakfast/family room, undoubtedly forming the heart of the home. The kitchen is fitted with an extensive range of cabinetry with tiled work surfaces together with integrated appliances including double oven, induction hob and dishwasher. There is ample space for informal dining and seating areas, making this a highly sociable everyday living space overlooking the gardens.

Beyond lies a useful sunroom opening onto the rear terrace, together with a utility room, rear porch and a handy ground floor cloakroom adjacent.

The layout of the first floor offers a great deal of flexibility, with two staircases serving different parts of the house. The principal staircase rises from the entrance hall to three attractive double bedrooms and the family bathroom. A second staircase from the family room leads to an additional bedroom suite with adjoining 'Jack and Jill' bathroom, creating an ideal arrangement for guests, dependent relatives or independent family living.

The bedrooms in the original part of the house enjoy lovely views over the gardens and surrounding countryside and continue the character seen throughout the property, whilst the bathrooms are well appointed and serve the accommodation comfortably.

Outside

Outside, Oak Cottage enjoys particularly generous gardens to both front and rear. To the front is an enclosed walled garden laid principally to lawn with mature shrubs, herbaceous borders and specimen trees, together with a pedestrian pathway leading to the house.

There is ample vehicular parking to the front, including an off road parking area adjoining the double garage, with additional gated access leading to a further parking and terrace area.

Adjoining the garage are highly useful outbuildings including a workshop with photographic dark room (integrated within the garage and enjoying a pleasant outlook over the garden, as well as a separate garden room, both fantastic assets, together with a tank room housing the oil tank.

The rear garden is a notable feature of the property, being beautifully enclosed and offering extensive areas of level lawn, mature planting, paved terraces and sheltered courtyard areas. A five bar gate provides additional access and would particularly suit those wishing to keep animals or further utilise the grounds.

About the Area

Kingsdon is a very popular village with fewer than 200 properties in beautiful countryside just south of Somerton which provides a wide range of local services including a small supermarket, Doctors Surgery, Library, Butchers, Newsagent and Chemist.





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Close by are other small towns including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne whilst Bristol, Bath and Taunton are also within easy reach.

There are excellent state and independent schools locally that include well respected primary schools in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton and Sherborne.

Tenure and Other Points

Freehold. Grade II listed. Oil fired central heating. Mains water, drainage and electricity all connected. Somerset Council -council tax band E.

Important Notes

Please see all the notes below – particularly the section referring to identity and AML requirements

Identity verification & Anti Money Laundering (AML) Requirements

As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property. We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

Property Details

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings are by appointment with the Agents.

Roderick Thomas, London House, New Street, Somerton TA11 6NU

P.S.

A few extra comments

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.

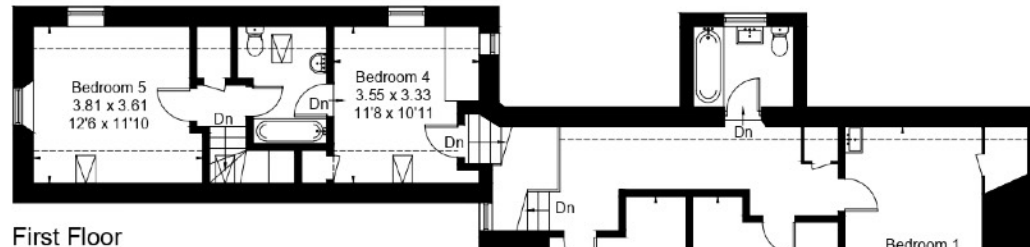
Sometimes we can negotiate an agreement to suit both sellers and buyers.

Sometimes a bridging loan can solve problems and remove stress.

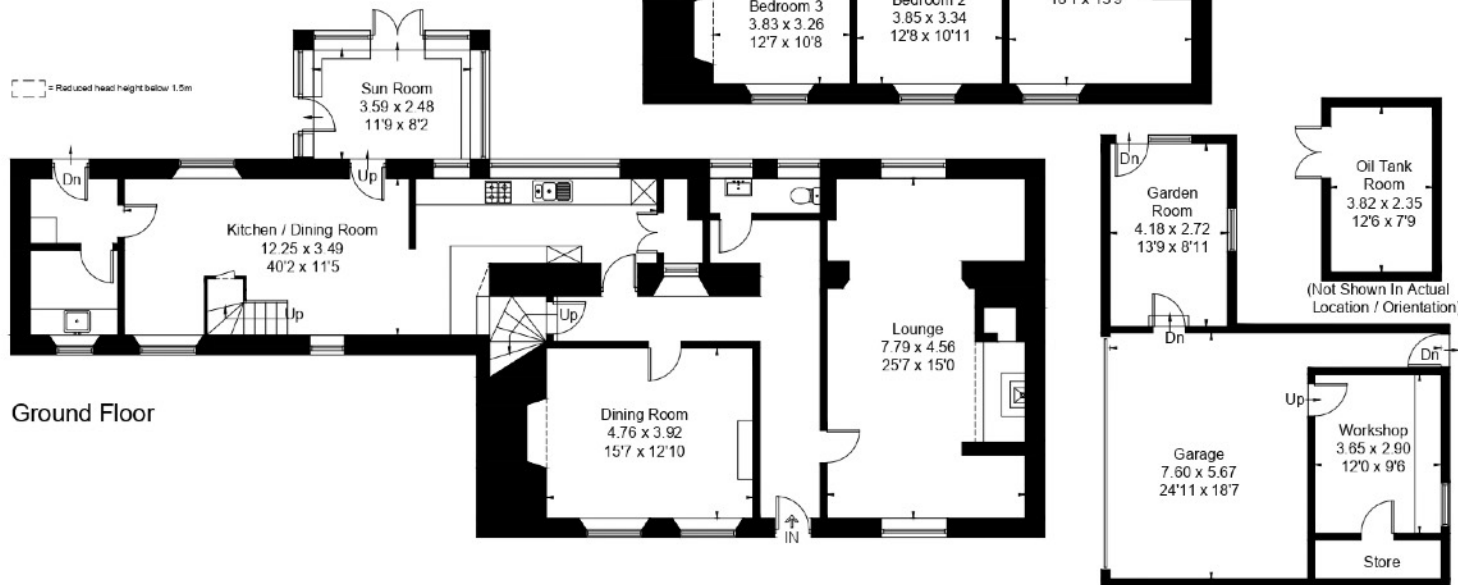
Call us for information on any of these points.



Approximate Floor Area = 248.3 sq m / 2673 sq ft
Outbuildings = 63.6 sq m / 684 sq ft (Including Garage)
Total = 311.9 sq m / 3357 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108018

(Not Shown In Actual Location / Orientation)

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