



£415,000

At a glance...



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**holland
& odam**

8 Orchard Way
Keinton Mandeville
Somerton
Somerset
TA11 6EX

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Holland & Odam in Market Place, Somerton, head east along Broad Street and continue onto North Street. At the mini roundabout, turn right onto Horse Mill Lane. At the T-junction, turn left onto the B3151, then take the first right onto the B3153 towards Keinton Mandeville.

Continue for approximately four miles and into the village, then turn right onto Queen Street. Follow the road before turning right onto Chistles Lane. Continue past the primary school and turn right onto Irving Road and first left into Orchard Way. Continue around to the left and the property can be found on your right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Keinton Mandeville is a popular village set amidst gently rolling countryside, 5 miles east of Somerton. The village provides a pub The Quarry Inn, well regarded primary school, play park, village stores, church and active village hall where there is also a day surgery. The renowned Millfield Senior School on the outskirts of Street is 5 miles. 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.

Insight

This spacious four bedroom family home offers versatile accommodation, a generous driveway, half garage/store and an enclosed rear garden.

The ground floor comprises a welcoming entrance hall, a generous sitting room with a feature fireplace and French doors to the garden, and a sociable kitchen/dining room with ample storage and worktop space. An adjoining garden room provides an additional reception space with garden views and direct access outside. A useful utility room and downstairs WC complete the ground floor.

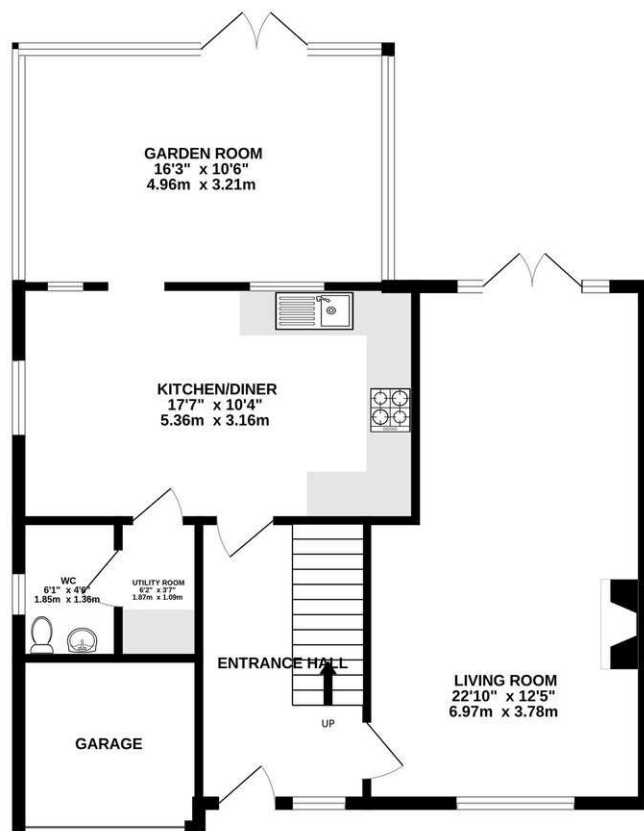
Upstairs are four bedrooms and a family bathroom with a bath and separate shower enclosure.

Outside, a substantial gravelled driveway provides ample off-road parking, with established hedging offering privacy. The enclosed rear garden combines lawn, gravelled areas and a generous paved patio, complemented by mature planting and a raised timber planter.

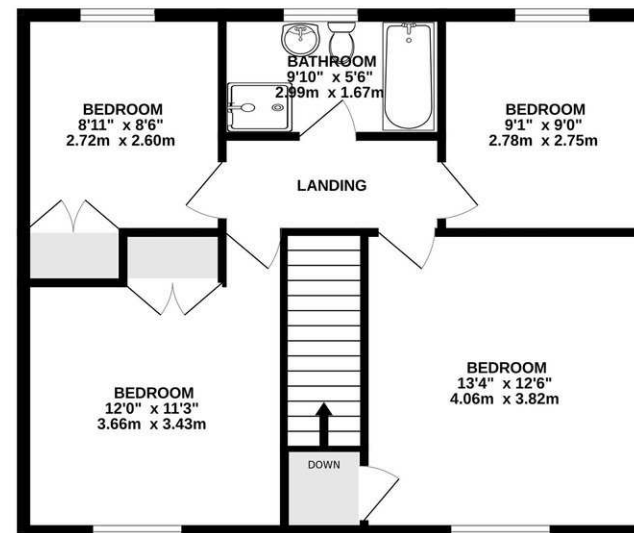
- Spacious and well proportioned four bedroom family home
- Generous sitting room with feature fireplace and French doors to the garden
- Kitchen/dining room with ample storage and worktop space
- Garden room overlooking the rear garden
- Separate utility room and convenient downstairs WC
- Four bedrooms offering flexible family accommodation
- Family bathroom with bath and separate shower enclosure
- Substantial gravelled driveway providing ample off road parking
- Enclosed rear garden with lawn, patio and established planting



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1399sq.ft. (130.0 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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