





£625,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy Rating C

Council Tax Band E



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane. Continue down the hill and turn left at the T Junction onto B3151 and take the first right onto B3153 towards Keinton Mandeville. Continue on B3153 for 3.8 miles and turn right onto Queen Street. Continue along Queen Street and turn left onto Manor Park, and the property will be in straight in front of you before the road goes around to the right.

Description

A well presented and highly versatile four bedroom detached family home, within the sought after village of Keinton Mandeville. Thoughtfully extended, the property offers generous and flexible living space, ideal for modern family life. The accommodation includes multiple reception rooms, a unique steam room, and a beautifully landscaped rear garden enjoying stunning far-reaching countryside views.

The ground floor provides an excellent flow of space, ideal for both everyday living and entertaining. A spacious sitting room offers a welcoming and comfortable retreat, complemented by a separate dining room for more formal occasions. There is also a versatile study, which could easily serve as a fifth bedroom if required, making the layout particularly adaptable for growing families or multi-generational living. At the heart of the home lies a well-appointed kitchen/breakfast room, perfect for informal dining, which leads through to a conservatory enjoying views over the garden. In addition, a generous family room with feature log burner creates a cosy yet sociable space, giving the property multiple reception areas to suit a variety of needs.

A standout feature of the property is the dedicated wellness space, currently arranged as a fully functioning steam room with adjoining dressing area, offering a spa-like experience rarely found in homes of this type.

Upstairs, four well-proportioned bedrooms are arranged around an attractive galleried landing, enhancing the sense of space and light. The principal bedroom benefits from an en-suite, alongside a stylish family bathroom, with the layout offering both comfort and privacy for modern family living.

Location

Keinton Mandeville is a popular village set amidst gently rolling countryside, approximately 5 miles east of Somerton. The village offers a range of amenities including The Quarry Inn, a well-regarded primary school, village stores, farm shop, church and an active village hall with day surgery.

The village playing field provides excellent recreational facilities for all ages, including a football pitch, tennis court, outdoor gym, MUGA and play park, forming a central hub for outdoor activities.

The renowned Millfield Senior School is around 5 miles away in Street. The village is well placed for commuters, just one mile from the A37 and 5.5 miles from the A303 at Podimore, with rail links to London Paddington available from Castle Cary, approximately 6 miles away.



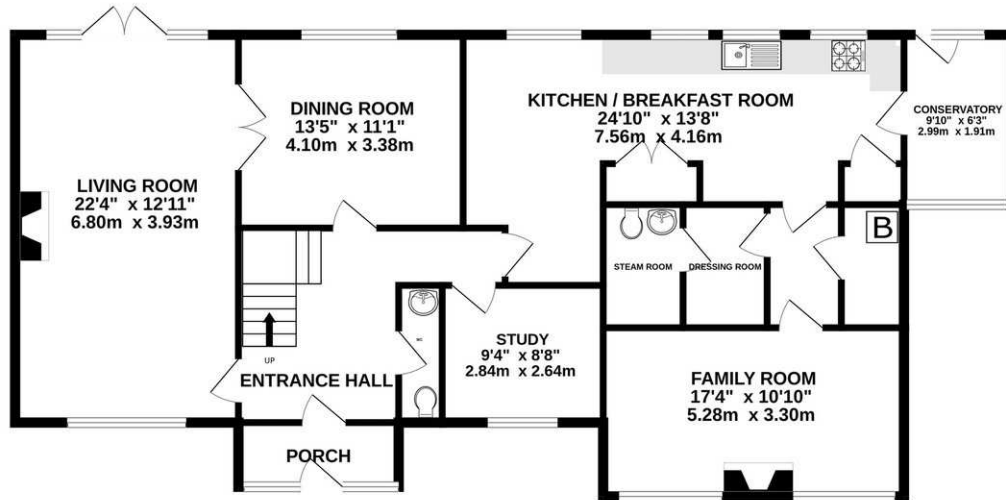


Externally, the property benefits from ample driveway parking to the front, together with an attractive, bespoke oak-framed car port, which has been designed to allow for doors to be added should a purchaser wish to fully enclose the space. The rear garden creates a wonderfully peaceful environment, taking full advantage of its far-reaching countryside outlook. Mainly laid to lawn, it also features patio seating areas, established borders filled with mature shrubs, and a variety of fruit trees including apple, crab apple, pear and cherry. Practical additions include outdoor taps to both the front and rear, as well as a useful shed complete with power and lighting.

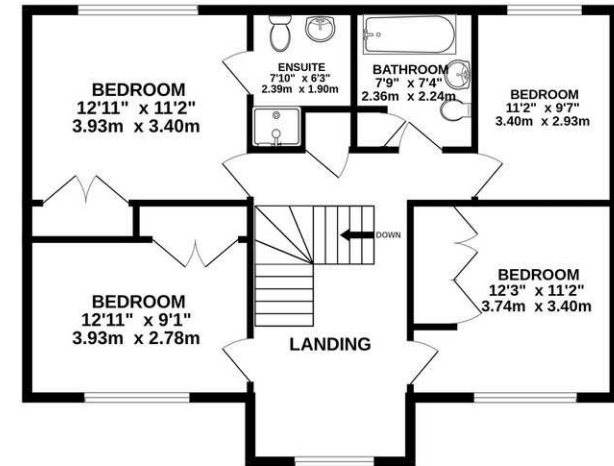
- Extended four-bedroom detached family home
- Tucked away in a cul-de-sac position
- Principal bedroom with en-suite shower room
- Steam room suite with dressing area
- Spacious kitchen/breakfast room and separate dining room, ideal for modern living
- Private garden backing onto open countryside
- Versatile living with multiple large reception rooms
- Generous driveway parking with a bespoke oak-framed car port



GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 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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