LODESTONE



The Tall House, Kingsdon


The
Tall
House









The Tall House , Kingsdon

TA11 7LN

Guide Price: £595,000

4	2	2
Bedrooms	Bathrooms	Receptions

PROPERTY FEATURES

- Attractive character 4 bedroom home
- Prime location in popular village
- Lovely enclosed walled garden
- Offstreet parking with garage
- Outbuildings offering further potential
- Excellent transport links
- Close proximity to a good choice of state and independent schools


REMEMBER
NORMAL
FAMILY





The Tall House is an attractive and characterful property situated in the much sought-after village of Kingsdon, offering generous and versatile accommodation arranged over three floors. Combining well-proportioned living spaces with a delightful enclosed garden, ample parking and useful outbuildings, this is a home that offers both charm and practicality.

Upon entering the property, the entrance hall provides access to both the sitting room and the spacious kitchen, creating a welcoming introduction to the home and allowing the principal ground-floor rooms to be accessed with ease.
The sitting room is a particularly appealing space, offering plenty of room to relax and unwind. A charming fireplace provides an attractive focal point, while the large windows allow natural light to fill the room. A French door opens directly onto the patio and garden beyond, creating a lovely connection between the indoor and outdoor living spaces and providing an ideal setting for entertaining friends and family.

The kitchen offers ample space for cooking and everyday living, with room to accommodate the demands of a busy household. Its size and layout provide a practical and sociable environment, with the potential to create a welcoming hub of the home. Leading off the kitchen is a useful utility room, providing additional space for household appliances, including a washing machine and tumble dryer. A separate ground-floor WC adds further convenience.

Upstairs, the first floor provides two well-proportioned bedrooms, including a spacious double bedroom, together with a family bathroom. The accommodation rises to a second floor (top floor of property), where the principal bedroom offers a further comfortable double room. An additional single bedroom provides excellent flexibility and could be used as a home office, study, hobby room or occasional guest bedroom. A second family bathroom completes the accommodation on this top floor.







Arranged over three floors, with superb views across surrounding countryside, the property offers a good degree of separation between living and bedroom areas, with the additional bedroom providing valuable flexibility for modern living.

Outside

One of the property's notable features is its lovely enclosed garden. Offering a good degree of privacy, the garden provides an appealing outdoor space to enjoy throughout the seasons, whether relaxing in the sunshine, entertaining guests or enjoying outdoor dining with family and friends. The patio, accessed directly from the sitting room through the French door, creates a natural extension of the living space during the warmer months. The enclosed nature of the garden also offers a sense of seclusion, making it an inviting space for those who appreciate having their own outdoor retreat. There is access to a useful outbuilding, providing valuable additional storage directly outside the house, for garden equipment, bicycles and other household items.

A good-sized driveway offers off-road parking. In addition, the property benefits from a substantial garage and workshop, together with a separate covered area for wheelie bin storage etc. These spaces offer considerable versatility and will appeal to buyers requiring additional parking, workshop facilities, storage or space for hobbies and projects.

Situation

Kingsdon is a small historic village with just over 200 houses situated in the undulating hills of South Somerset surrounded by farmland and open countryside. The village lies to the North of the A303 enabling commuting to the west and east and is within a ten minutes' drive of the ancient market town of Somerton. Kingsdon has a wealth of historic cottages and elegant houses many built in the local blue lias stone. The 13th Century church, popular thatched Kingsdon Inn pub, community shop, village hall and numerous clubs and activities all add to the unique spirit of this very special place. With no through roads there is little traffic making it a peaceful place to live.





Much of the centre falls within the conservation area and the parish field, playing fields and cricket ground together with the network of bridleways and footpaths provide endless outdoor space for everyone to enjoy. The village is served by a regular bus service from Wells to Yeovil (Monday to Friday) connecting many of the local villages and towns. By car, Yeovil can be reached within 15 to 20 minutes and the further amenities offered by Bath and Bristol are both within an hour's drive.

Schools

Kingsdon has an excellent choice of local schools with a Church of England Primary School and preschool in Charlton Mackrell or a larger primary school in Somerton. Senior schools are available in Street, Langport and Castle Cary with Strode College and Yeovil College providing tertiary education. Somerset has a wealth of independent schools with Hazlegrove Preparatory, Millfield and Sherborne Schools all within an easy drive.

Transport links are excellent and easy access to the A303 provides a direct route to London via the M3. There is a mainline rail service from Castle Cary to London Paddington (approx. 2 hours) as well as a new train service to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Somerton is 3 miles (6 minutes by car). With a historical marketplace at its heart is a thriving market town with market days having been held here since the Middle Ages. As well as a good-sized Co-op supermarket there is a range of independent shops including Cobbs Wholefoods, Stationery House, Overt Locke as well as an artisan Chocolate maker 'Craft House Chocolate'. The White Hart serves outstanding local food, with boutique accommodation also available.

Directions

Postcode: TA11 7LN
What.3.Words : ///pigtails.shuttling.drag
Viewings by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council
Council Tax Band: D
Guide Price: £595,000
Tenure: Freehold

PART B

Property Type: Detached
Property Construction: Standard
Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil fired central heating
Broadband: Please refer to Ofcom website.
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Mobile Signal/Coverage: Please refer to Ofcom website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
Parking: Driveway and garage

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchasers engage the services of a Chartered Surveyor to confirm.
Restrictions: We are not aware of any significant/material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.
Rights and Easements: The Tall House owns the driveway leading to the property while neighbouring properties have access granted on their deeds.
Flood Risk: According to the following website https://check-long-term-flood-risk.service.gov.uk/risk the property is at very low risk of flooding from surface water or rivers and the sea.
Coastal Erosion Risk: N/A
Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property.
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





The Tall House,
Kingsdon

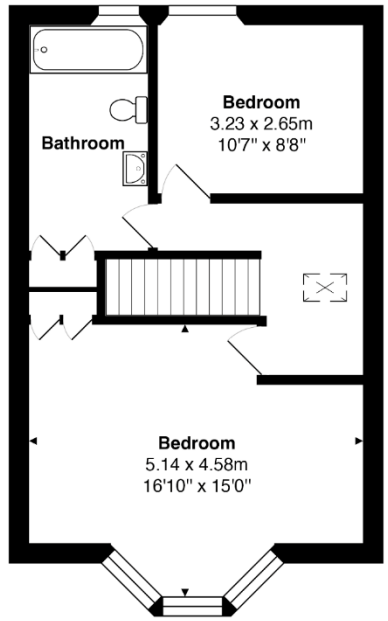
Approximate gross internal floor area of main building - 141.9 m² / 1,527 ft²

Approximate gross internal floor area of Carport & Garage - 39.9 m² / 430 ft²



Ground Floor
Area: 54.2 m² ... 583 ft²

First Floor
Area: 43.4 m² ... 467 ft²



Second Floor
Area: 44.3 m² ... 477 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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