



Chestnut House Broadstone Lane, Hardington Mandeville, Yeovil BA22 9PR





In a countryside location on the outskirts of this quiet village is this immaculate 4 bedroomed, 4 bathroom newly built detached house within this private gated development of just three bespoke homes. Built to a high specification throughout, Chestnut House occupies 2,609 sq.ft. and features a superb open plan Kitchen / Dining / Family Room with bi-fold doors leading to the enclosed South facing garden with paved terrace, double garage and driveway parking.





Features

- Grand Entrance Hall with central wooden ash staircase with glass inlay
- Open plan bespoke Kitchen / Dining / Family Room with bifold doors to garden, woodburner, Symphony Kitchen with glass sided drawers and auto lighting on opening, Quartz work tops & bespoke Quartz cills Neff Steam oven, convection oven, warming drawer, induction hob fitted with Downdraft Extraction, Neff dishwasher and Perrin & Rowe sink with Quooker instant boiling and filtered water tap. Neff 32 bottle dual zone wine cooler/warmer, Samsung Family Hub Fridge Freezer with touchscreen tablet door and internal camera to check on required items via Smart phone, dispensing filtered water & ice, Internet, TV, music and emails all available on fridge via Bixby
- Sitting Room
- Utility Room with fitted units, bespoke Quartz work tops, upstands matching Kitchen and door to garden
- Cloakroom
- Galleried landing with glazed panels and wooden handrails
- Master Bedroom with Ensuite Shower Room
- Bedrooms 2 & 3 with Ensuite Shower Rooms
- Bedroom 4
- Family Bathroom
- Enclosed South facing garden to rear with countryside views
- Detached double Garage with auto keyfob entry and driveway parking
- Air source heat pump
- Underfloor heating to ground floor
- Aluminium windows
- SES Alarm system with digital CCTV recording accessible via smartphone
- Porcelain flooring to the ground floor, glass balustrades to the landing and bespoke Ash staircase
- Solar panels
- 10 Year ICW building warranty
- Council tax band TBC
- What3words: [///treatable.gangs.acrobat](https://www.what3words.com/#!/treatable.gangs.acrobat)
- CGI's have been used to represent the potential internal furnishings







Hardington Mandeville is a sought after village with excellent amenities including shop/post office and public house as well as a number of thriving clubs, including gardening and amateur dramatics, making it an active village for all ages.

Surrounded by magnificent rolling countryside yet just 3 miles from Yeovil, the transport links are very good with easy access to the A30, A303 and good rail links at Yeovil Junction for the Exeter to Waterloo line. In addition, the M5 is within easy reach at Taunton, so the village therefore enjoys the best of both worlds, being rural yet accessible.

There is a wide choice of schools locally in both the independent and state sectors including secondary schooling and Yeovil College of Further Education. Independent schools include Perrott Hill School which comprises a Montessori nursery, pre-prep and prep school in addition to the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College, Taunton.

*In accordance with the Estate Agents Act 1979, we hereby disclose the owner of this property is a relative of Robert Cooney.



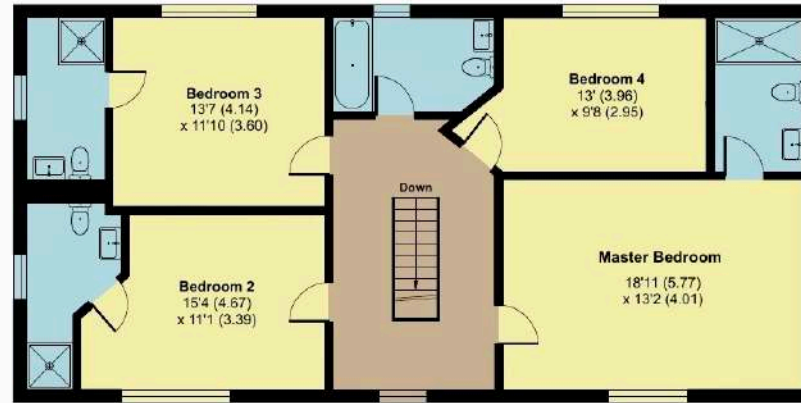
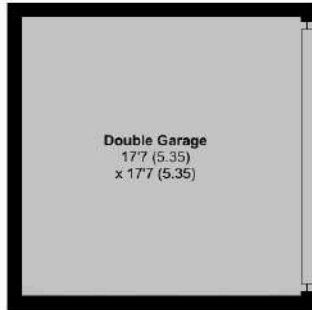
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Approximate Area = 2301 sq ft / 213.7 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 2609 sq ft / 242.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Robert Cooney. REF: 1458862

Viewing strictly through the selling agents:

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