



7a Manor Park

Keinton Mandeville, TA11 6EP

George James PROPERTIES

EST. 2014

# 7a Manor Park

Keinton Mandeville, TA11 6EP

Guide Price - £650,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

7a Manor Park is a brand new luxury detached house offering substantial and spacious family accommodation. The property has been constructed and finished to an extremely high standard with well designed living space comprising entrance hall with oak staircase, WC, sitting room, large open plan fully fitted kitchen/family room, with separate utility room. To the first floor there are four large double bedrooms, two having en-suite shower rooms and a family bathroom. Outside there are gardens to the rear, parking and access to a double garage.

## Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a local shop, pub, farm shop, primary school and active churches. There are various clubs and societies visit [www.keintonmandeville.com](http://www.keintonmandeville.com) for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

## Services

Mains water, electricity and drainage are connected. Gas fired boiler provides underfloor heating to the ground floor and radiators to the first floor.

## Entrance Hall

With oak staircase leading to the first floor and understairs cupboard.

## WC

Window to front, vanity wash hand basin, WC, and fitted mirror.

## Sitting Room 17' 2" x 13' 1" (5.24m x 4.0m)

Window to front, bi-folding doors to the rear and fireplace.

## Kitchen/Family Room 22' 3" x 16' 9" (6.78m x 5.11m)

Two windows to the side, bi-fold doors open to the rear garden. A range of base and wall mounted kitchen units with quartz worktops over and peninsular breakfast bar. One and half bowl sink unit with mixer tap, five ring induction hob with extractor hood over, built-in double oven, coffee machine and microwave, built-in dishwasher and wine fridge.



**Utility room** 9' 8" x 6' 1" (2.94m x 1.85m)

Part glazed door to garden, a range of base and wall mounted units, sink unit with mixer tap, space for washing machine and tumble dryer, built in cupboard.

**Landing**

Window to front, large airing cupboard and two radiators.

**Bedroom 1** 16' 1" x 10' 6" (4.91m x 3.20m)

Two dormer windows to front and two radiators, a range of built-in wardrobes.

**En-suite Shower Room**

Velux roof window, low level WC, vanity wash hand basin with mirror over, shower cubicle with mains shower and radiator.

**Bedroom 2** 12' 6" x 11' 6" (3.80m x 3.50m)

Windows to front and rear, with a range of built-in wardrobes, radiator.

**En-suite shower room**

Window to rear, low level WC, vanity wash hand basin, shower cubicle with mains shower, fitted mirror and radiator.

**Bedroom 3** 13' 1" x 11' 11" (4.m x 3.62m)

Window to rear, built-in double wardrobes and radiator.

**Bedroom 4** 9' 9" x 9' 7" (2.97m x 2.92m)

Window to rear and radiator.

**Family Bathroom**

Window to side, bathroom suite comprising, low level WC, vanity wash hand basin with mirror over, panelled bath and radiator. Shower cubicle with mains shower.

**Outside**

To the front of the property there is a block driveway and off road parking. To the side of the property access leads to the rear garden with two large patio areas, outside lighting and water tap, the garden is mainly laid to lawn.

**Double Garage** 18' 8" x 16' 5" (5.70m x 5.00m)

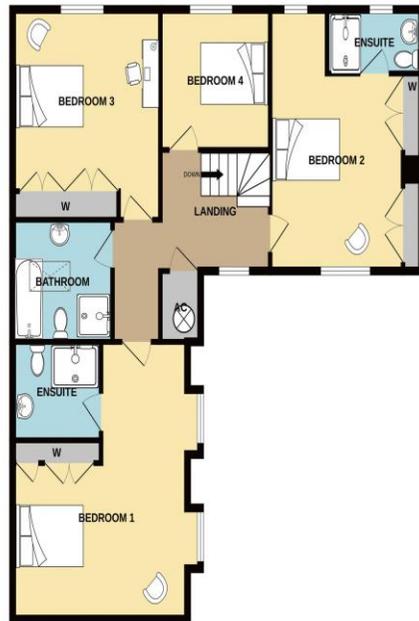
With two electric up and over doors and rear pedestrian door, wall mounted boiler.



GROUND FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 2029 sq.ft. (188.5 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



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