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Lime Tree Close, Kingsdon, Somerton, Somerset

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Lime Tree Close Kingsdon Somerton Somerset TA11 7ER

A very well presented detached home nestling in this very quiet and favoured small development within the grounds of Kingsdon Manor.



- Exceptional detached house built in 2019
- Located in this very popular and quiet village
 - Quality build
 - Large garden
- Set in the grounds of Kingsdon Manor
- Parking, garage and electric car charging point

Guide Price **£845,000**

Freehold

[Method of Sale if NOT Private Treaty.]

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THE PROPERTY

A very well presented detached home nestling in this very quiet and favoured small development within the grounds of Kingsdon Manor.

ACCOMMODATION

The accommodation comprises a lovely reception hall, cloakroom/wc, formal sitting room with fireplace and fitted wood burner, fabulous fitted kitchen, open aspect dining area together with a beautiful further sitting/family room with bi-fold doors to the large garden, separate utility room, first floor spacious landing, four bedrooms, three bathrooms with bedroom one also enjoying a fitted walk-in wardrobe/dressing room together with the en suite shower room.

OUTSIDE

To the front on the property is an enclosed planted garden area with blue lias retaining wall and iron railings. There are 2 driveways adjacent to the house and each other, one with access to the single garage (with up and over door, power, light and electric car charging point) giving a total of 4 car parking spaces plus the garage space.

The rear garden is of a very good size and comprises an initial paved patio and pathway adjoining the property, small retaining wall, planted shrubs, trellis work and path leading out to the rear garden, being mainly laid to lawn. A further side garden area has a hardstanding and two sheds.





SITUATION

Kingsdon is a favoured village located in South Somerset. The amenities include a community-run shop, village hall, allotments, recreation field, cricket field and the popular gastropub, the Kingsdon Inn. The market town of Somerton is just 3 miles away, offering excellent facilities to include a supermarket, shops, doctor's surgery, pharmacy, post office, a choice of pubs, bistros and restaurants.

Other nearby places include Street, the home of Clarks Village and Millfield, the historic towns of Glastonbury,



Sherborne and Yeovil, providing shopping and business facilities. Local private schools include Millfield School in Street, Kings School Bruton, Bruton School for Girls, Sherborne Girls, Sherborne Boys, Hazlegrove Prep in Sparkford, Queens Taunton, Kings Taunton, Sexeys School in Bruton and Wells Cathedral School. Charlton Mackrell C of E Primary School and Huish Episcopi Academy, just rated one of the Top 10 schools in Somerset, are within the catchment for state schooling.

The attractive village of Kingsdon is situated in South Somerset amidst glorious countryside yet is only five

minutes drive of the A303 Podimore Junction, enabling good access to the Home Counties and west to Devon and Cornwall. The Dorset coast is also easily accessible, being within an hour's drive.

DIRECTIONS

What3words:

///useful.overcomes.mats

From Street, follow the B3151 for approximately 7 miles, passing Somerton. Take the second left turn for Kingsdon



at the bottom of the hill into Lodge Road. Bear right, and the site entrance will be found on the right-hand side.

From the A303: at the Podimore roundabout, take the exit onto the A372 signposted Langport and Somerton. Take the second right onto the B3151. Take the next right into Lodge Road. Bear right, and the site entrance will be found on the right-hand side.

SERVICES

Mains electricity, water (latest technology for a water pressurised system) and drainage. Oil-fired central heating. Underfloor heating to the ground floor, radiators to the first floor. Electric car charging point in the garage.

MATERIAL INFORMATION

There is a management company set up called Kingsdon Manor Management Committee, run by the 18 residents/houses in the development, holding a 1/18th share with charges of £250pa. Part of the property sits within a conservation area.

Energy Efficiency Rating		
Property energy efficiency (lower is better)	Current	Target
100-80 (A)	83	92
79-64 (B)		
63-49 (C)		
48-35 (D)		
34-20 (E)		
19-10 (F)		
9-1 (G)		
Not a valid energy rating (unimproved)		
England & Wales		
EPC Directive 2002/91/EC		

Lime Tree Close, Kingsdon, Somerton

Approximate Area = 2366 sq ft / 219.8 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 2572 sq ft / 238.9 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). Produced for Symonds & Sampson. REF: 1523561



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