





£399,950

To View:

Holland & Odam

30 High Street, Glastonbury

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Energy
Rating

C

Council Tax Band C

Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



Description

Tucked away on a quiet no through road, in the popular village of Keinton Mandeville, this recently renovated cottage offers plenty of character features with all the practicality of modern living. The property has been finished to a high standard throughout and benefits from multiple reception rooms and three good sized bedrooms. Outside there are generous gardens to the front and rear, and ample off street parking for multiple vehicles.

A charming and beautifully renovated three bedroom cottage, situated in a quiet position within the village, offering well-balanced and versatile accommodation throughout.

The property is entered directly into the kitchen, forming the heart of the home and fitted with a range of modern shaker style units complemented with wooden worktops. Integrated appliances include electric oven, hob, and dishwasher. From here, the accommodation flows naturally through the ground floor. A family room is positioned off the kitchen, providing a comfortable and flexible additional reception space, with a conveniently located ground floor WC situated alongside.

To the rear, a generous dining room opens into a snug area, enjoying a pleasant outlook over the garden via French doors, creating an ideal space for both entertaining and everyday living.

Adjoining the family room, a useful utility room leads through to a rear hallway, which in turn provides access to both the garden and the integral garage.

Completing the ground floor is a beautiful sitting room with exposed wooden beams, and a brick fireplace housing a woodburning stove.

On the first floor, a central landing leads to three bedrooms and the family bathroom. The principal bedroom is a spacious double, while the second is a well-proportioned double. Bedroom three offers flexibility as a single room, nursery or home office. The family bathroom services all bedrooms and is fitted with a contemporary suite, in keeping with the standard of finish seen throughout the property.

The cottage has been thoughtfully updated by the current owner, creating a well-balanced home that combines character features with modern convenience, set within a desirable village location.

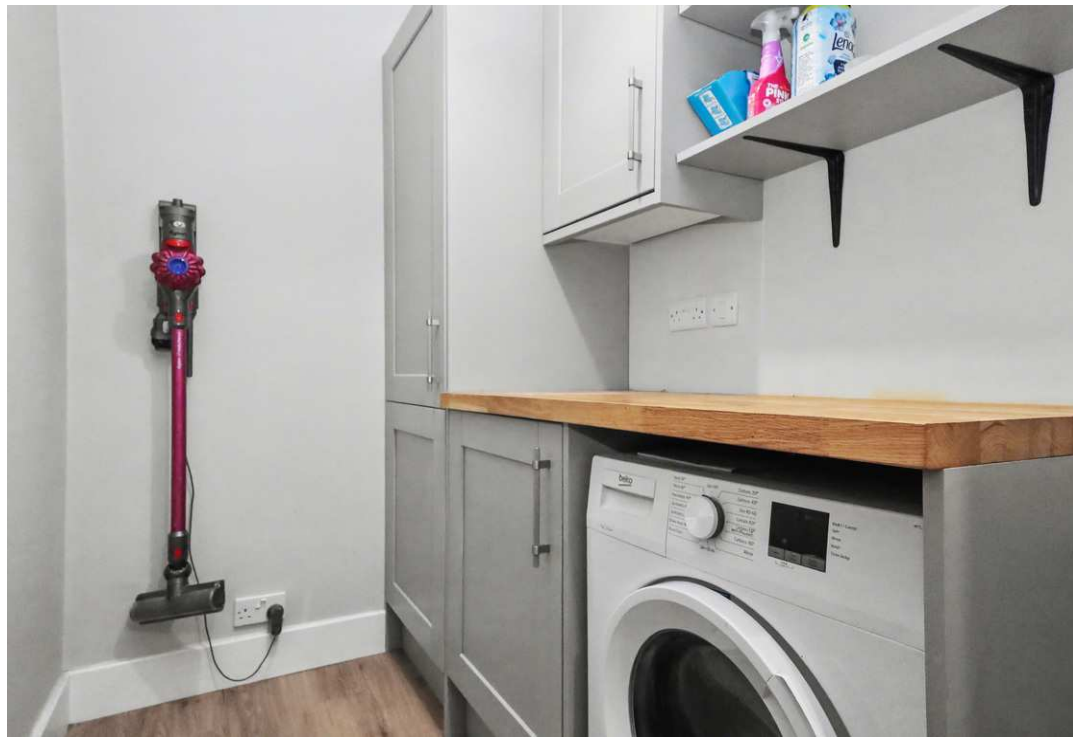
Location

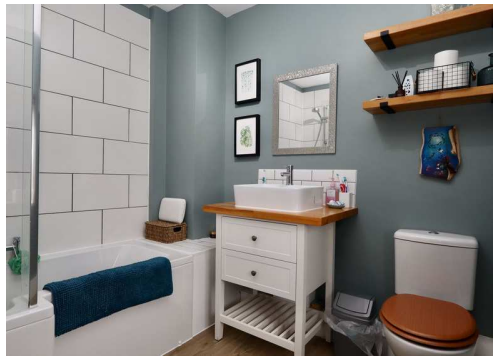
Keinton Mandeville is a popular village set amidst gently rolling countryside, 5 miles east of Somerton. The village provides a pub The Quarry Inn, well regarded primary school, play park, village stores, church and active village hall where there is also a day surgery. The renowned Millfield Senior School on the outskirts of Street is 5 miles. The village is well placed for commuters being just one mile

Directions

Upon entering Keinton Mandeville, pass the Quarry Inn on the left, and continue through the village along Castle Street. Cottons Lane can be found on the left hand side. Continue down this no through road where the property can be found on the left hand side, with parking available at the rear. On street parking is also available.

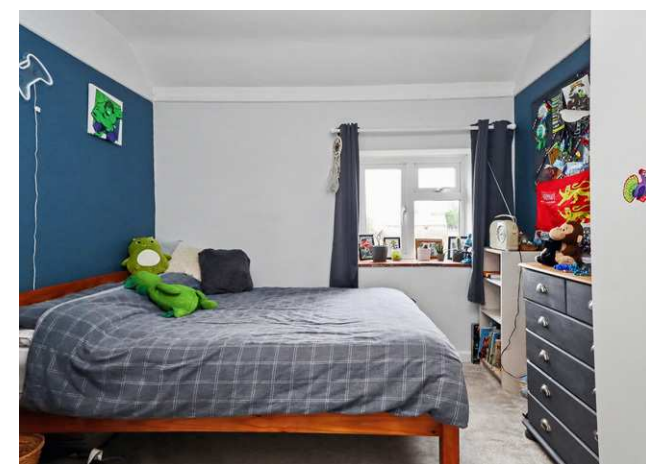




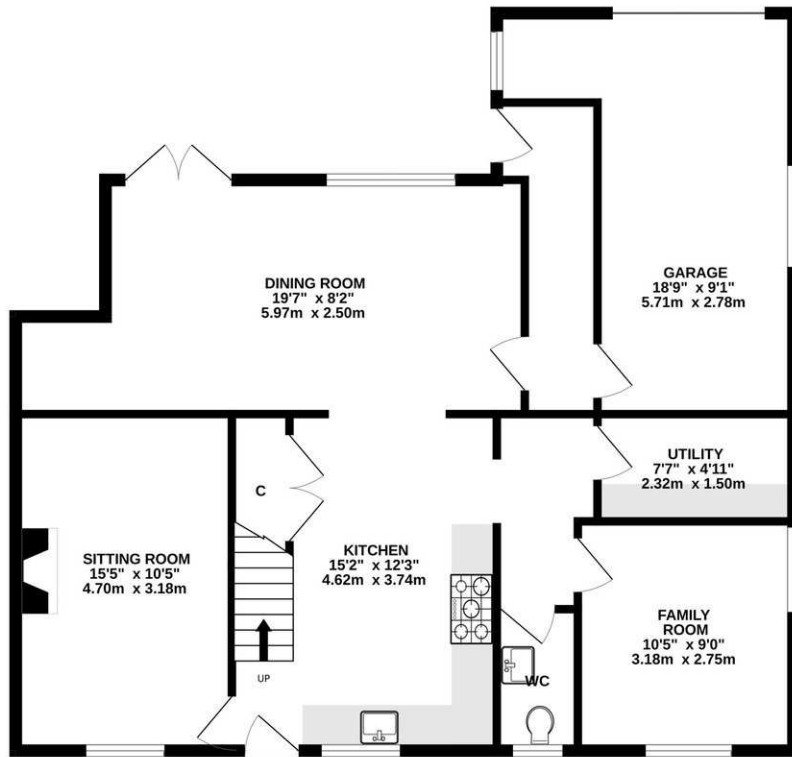


Externally, the property benefits from an integral garage and further parking on the gravelled driveway accessed from the rear of the property with five bar gates. There are gardens to both the front and the rear, with the front mostly laid to lawn offering a blank canvas for any budding gardeners. The rear garden offers pretty borders with mature plants and shrubs, and has laurel hedging

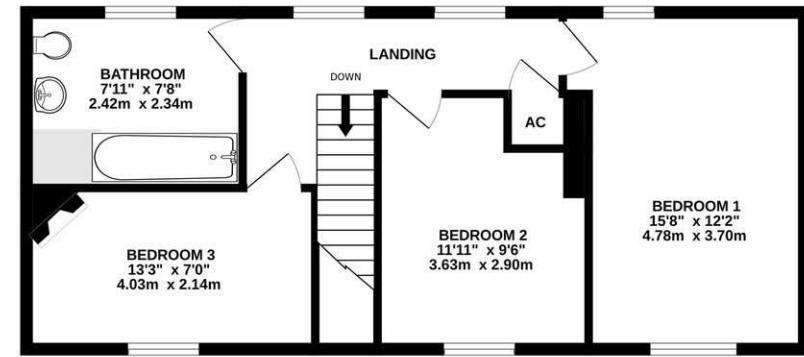
- Beautifully renovated three bedroom cottage in a quiet village setting
- Stylish shaker kitchen with wooden worktops and integrated appliances
- Versatile layout with multiple reception rooms
- Spacious dining room with snug area and French doors opening to rear garden
- Characterful sitting room with exposed beams and woodburning stove
- Three bedrooms including two doubles and flexible, generous third
- Contemporary family bathroom finished to a high standard
- Integral garage, driveway parking and private enclosed rear garden



GROUND FLOOR
1033 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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