



£290,000

*At a glance...*



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**holland  
& odam**

Jasmine Cottage  
High Street  
Keinton Mandeville  
Somerton  
Somerset  
TA11 6DZ

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



## Directions

From Somerton Market Place, Head south towards Manor Court. Turn left towards Market PI/B3165, then turn left onto Market PI/B3165. Continue to follow B3165, at the roundabout, take the 2nd exit onto Horse Mill Ln/B3153. Turn left onto B3151 then turn right onto B3153. Follow the road for 4.0mi and the property will be on your left.

## Services

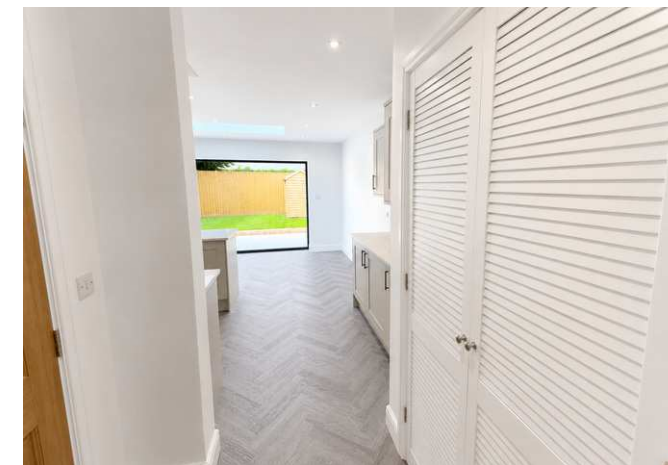
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## 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 from the A37 and 5.5 miles from the A303 at Podimore. The nearest rail link to London Paddington is at Castle Cary, 6 miles.

## Insight

This beautifully renovated end-of-terrace cottage perfectly combines character charm with modern living. Thoughtfully enhanced by a reputable local developer, the property offers stylish and energy-efficient accommodation throughout. The ground floor is centred around a welcoming living room featuring a stone-built fireplace with an inset wood burning stove, creating a cosy focal point. Beyond, the impressive kitchen/dining room has been finished to a high standard with shaker-style units, marble-effect work surfaces, integrated appliances, a breakfast bar and underfloor heating. Tri-fold doors and a skylight flood the space with natural light and provide an attractive outlook over the rear garden. A useful cloakroom completes the ground floor accommodation.

The first floor comprises two generous double bedrooms, both enjoying plenty of natural light, together with a well-appointed family bathroom fitted with a modern white suite including a bath with shower over. The accommodation has been carefully designed to maximise both comfort and practicality, making it ideal for first-time buyers, downsizers or those seeking a charming village home.

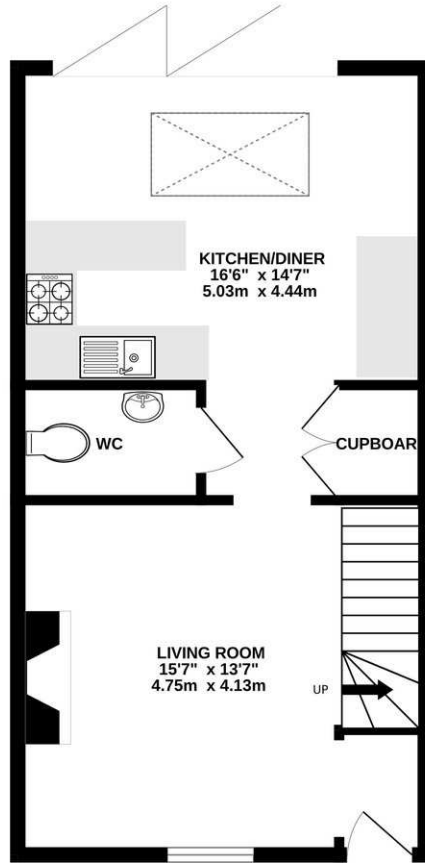
Outside, the property is approached via a gravelled frontage enclosed by a low stone wall. To the rear, the landscaped garden offers a patio seating area and lawn, providing an excellent space for outdoor dining, entertaining or simply relaxing. Internal viewing is highly recommended to fully appreciate the quality of the renovation and the character this delightful cottage has to offer.



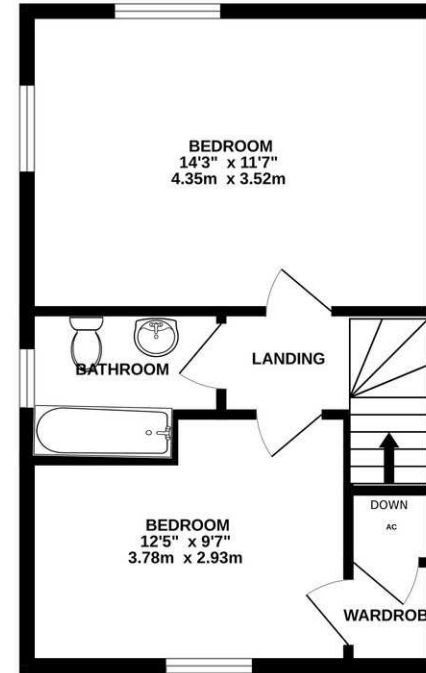
- Three bedrooms
- Kitchen/dining room
- Wood burning stove
- Landscaped
- No onward chain



GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 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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