



Oak Meadow Broadstone Lane, Hardington Mandeville, Yeovil BA22 9PR



Set 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 three bespoke homes. Built to a high specification throughout, Oak Meadow occupies 2,505 sq.ft. and features a superb open plan Sitting Room / Kitchen / Dining / Family Room with bi-fold doors to enclosed garden with paved terrace, double garage and driveway parking.





Features

- Entrance Hall
- Open plan bespoke Sitting Room / Kitchen / Dining / Family Room with bi-fold doors to garden, woodburner, Symphony Kitchen with glass sided drawers and auto lighting on opening, Quartz work tops & bespoke Quartz cills including Neff Steam oven, convection oven, warming drawer, induction hob and air extractor. 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
- Utility Room with fitted units, bespoke Quartz work tops, upstands matching Kitchen and door to garage
- Cloakroom
- Master Bedroom with Ensuite Shower Room with Aqualisa remote shower
- Bedrooms 2 & 3 with Ensuite Shower Rooms
- Bedroom 4
- Family Bathroom

- Enclosed garden to rear
- 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: [///tulip.breakaway.reactions](https://www.what3words.com/#!/tulip.breakaway.reactions)
- 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.



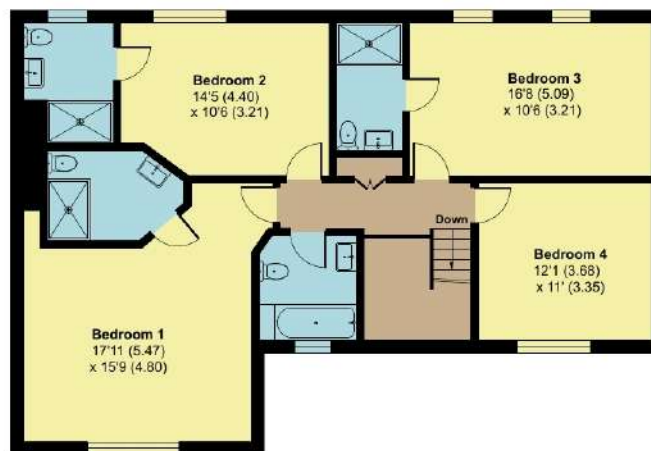
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Approximate Area = 2116 sq ft / 196.5 sq m

Garage = 389 sq ft / 36.1 sq m

Total = 2505 sq ft / 232.6sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website robertcooney.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3chcom 2026. Produced for Robert Cooney. REF: 1458864

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**robert
cooney**

