



8 Orchard Way  
Somerton, TA11 6EX

George James PROPERTIES  
EST. 2014

# 8 Orchard Way

Somerton, TA11 6EX

Guide Price - £438,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Nestled in a quiet cul-de-sac within the sought-after village of Keinton Mandeville, 8 Orchard Way is a very well presented detached family home, ideally located just a short walk from the highly regarded village primary school and the bus pick-up point for Ansford Academy in Castle Cary. The ground floor offers spacious and versatile accommodation, including a bright dual-aspect living room with an attractive fireplace, a modern kitchen/diner, utility room and a downstairs WC. A standout feature of the home is the impressive 16" garden/play room, complete with a cathedral-style insulated roof, creating a comfortable and usable space throughout the year. Upstairs, the property boasts four well-proportioned bedrooms alongside a contemporary family bathroom featuring both a bath and separate shower. Externally, the property benefits from a large gravel driveway providing ample parking for multiple vehicles and leading to a garage with up-and-over door, offering excellent storage potential (though not big enough for a car). To the rear, the generous garden is mainly laid to lawn and complemented by a patio area, perfect for outdoor dining and family enjoyment.

## 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 gas, electricity, water and drainage connected. Council Tax Band D.

## What3words

///rapid.airliners.pokers

## Entrance Hall

With radiator, under stairs cupboard, stairs rise to first floor.

## Living Room 22' 10" x 12' 5" (6.96m x 3.78m)

Measurements are maximum. With window to front, French doors to rear, two radiators.



**Kitchen/Diner** 17' 7" x 11' 0" (5.36m x 3.36m)

With windows to rear and side, opening to garden room, heated ladder radiator, range of matching wall and base units, 5 ring gas hob and oven with extractor over, space for fridge/freezer, integrated dishwasher.

**Garden Room** 16' 3" x 11' 0" (4.96m x 3.36m)

With cathedral-style pitched roof, French doors to garden, radiator.

**Utility Room** 6' 4" x 3' 8" (1.93m x 1.11m)

With matching wall and base units, space for washing machine.

**Downstairs WC**

With frosted window to side, radiator, vanity sink, close coupled WC, boiler.

**First Floor Landing**

With radiator, access to attic.

**Bedroom One** 13' 4" x 12' 5" (4.06m x 3.78m)

With large window to front, radiator, built in wardrobe and space for additional wardrobe.

**Bedroom Two** 12' 0" x 11' 3" (3.66m x 3.43m)

With large window to front, radiator, built in wardrobe.

**Bedroom Three** 9' 1" x 9' 0" (2.76m x 2.74m)

With window to rear, radiator.

**Bedroom Four** 9' 1" x 8' 8" (2.77m x 2.64m)

With window to rear, radiator, airing cupboard.

**Bathroom** 9' 10" x 5' 5" (2.99m x 1.66m)

With frosted window to rear, chrome heated ladder radiator, bath with hand held shower, shower enclosure with rainfall shower head, vanity unit with sink and close coupled WC with touch sensor mirror over.

**Outside**

To the front of the property is a large gravelled driveway with ample parking for multiple vehicles, leading to a garage/store with up and over door. The rear of the garage has been partitioned to create the utility room and WC, so the space is no longer big enough for a car, but offers plenty of room for useful storage. The rear garden is a good size and is mainly laid to lawn, with areas of gravel and patio. There are raised planters, a storage shed and outside tap, making this an ideal family garden.



GROUND FLOOR  
72.9 sq.m. approx.



FIRST FLOOR  
57.1 sq.m. approx.



TOTAL FLOOR AREA : 130.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-106	A	
81-91	B	
69-80	C	
55-68	D	64
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76



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