



**Broadstone House** Broadstone Lane, Hardington Mandeville, Yeovil BA22 9PR



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, Broadstone House occupies 2,642 sq.ft. and features a superb open plan Kitchen / Dining / Living Room with bi-fold doors to enclosed garden with paved terrace, double garage and driveway parking.

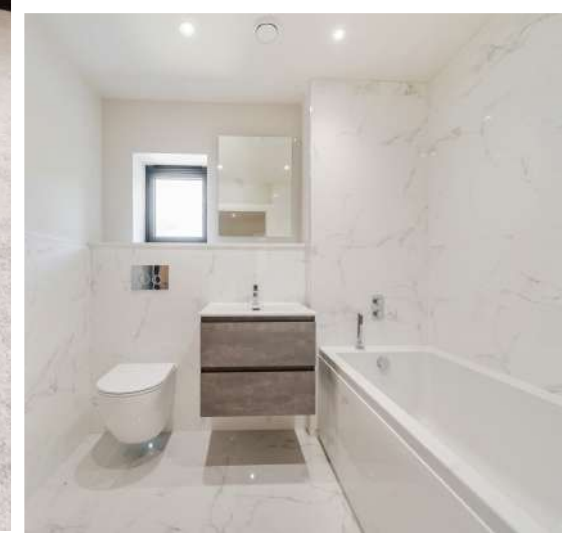




## Features

- Entrance Hall with bespoke ash staircase
- Open plan bespoke Kitchen / Dining / Living Room with French doors & bi-fold doors to garden, woodburner, Symphony Kitchen with glass sided drawers and auto lighting on opening, Quartz work tops & bespoke Quartz cills, Neff Steam oven, convection oven, warming drawer, induction hob fitted with Downdraft Extraction, 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 and bespoke Quartz work tops and upstands matching Kitchen
- Cloakroom
- Galleried Landing with glass balustrades
- Master Bedroom with Ensuite Shower Room with Aqualisa remote shower
- Bedrooms 2 and 3 with Ensuite Shower Rooms
- Bedroom 4
- Family Bathroom
- Enclosed garden
- Double Garage with auto key fob entry, auto roller-door, remotely operated electric gates and ample 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
- Solar panels
- 10 Year ICW building warranty
- Council tax band TBC
- What3words:  
///champions.strange.welfare
- 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.

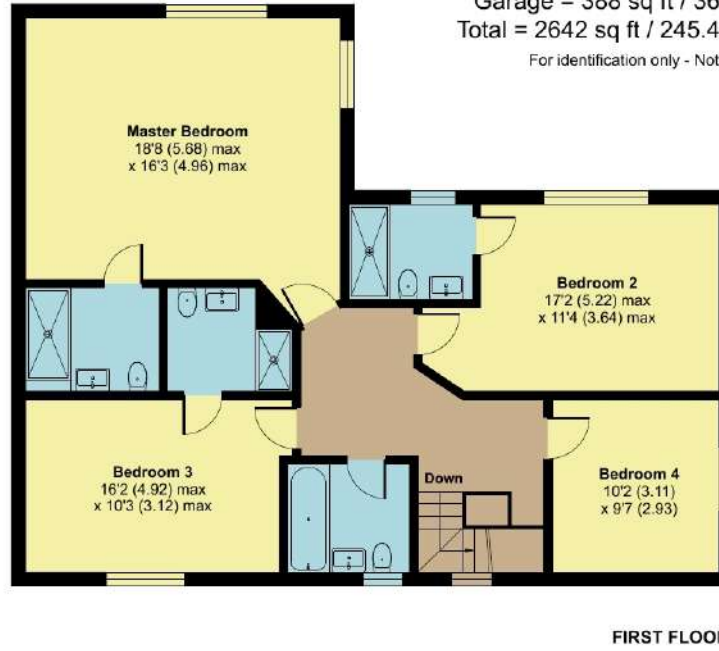
There is a wide choice of schools locally in both the independent and state sectors including secondary schooling and Yeovil College of Further Education. Independent schools include Perrott Hill School which comprises a Montessori nursery, pre-prep and prep school in addition to the Sherborne Schools, 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 = 2254 sq ft / 209.4 sq m  
 Garage = 388 sq ft / 36 sq m  
 Total = 2642 sq ft / 245.4 sq m  
 For identification only - Not to scale



Viewing strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2028. Produced for Robert Cooney. REF: 1458856

**robert  
 cooney**

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