



£320,000

*At a glance...*



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**holland  
& odam**

Tincknell  
High Street  
Keinton Mandeville  
Somerton  
Somerset  
TA11 6D7

**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 cottage offers the perfect blend of character and contemporary living, having been meticulously enhanced by a reputable local developer. Finished to a high standard throughout, the ground floor accommodation comprises an entrance hall leading to a cosy living room with a stone-built fireplace and inset wood burning stove. To the rear, the impressive kitchen/dining room provides an excellent entertaining space, featuring shaker-style units, integrated appliances, underfloor heating, a breakfast bar and tri-fold doors opening onto the garden. A useful cloakroom completes the ground floor accommodation.

On the first floor are three bedrooms and a stylish family bathroom fitted with a modern white suite. The property benefits from double glazing and a newly installed gas central heating system, creating a comfortable and energy-efficient home whilst retaining the charm expected of a period cottage.

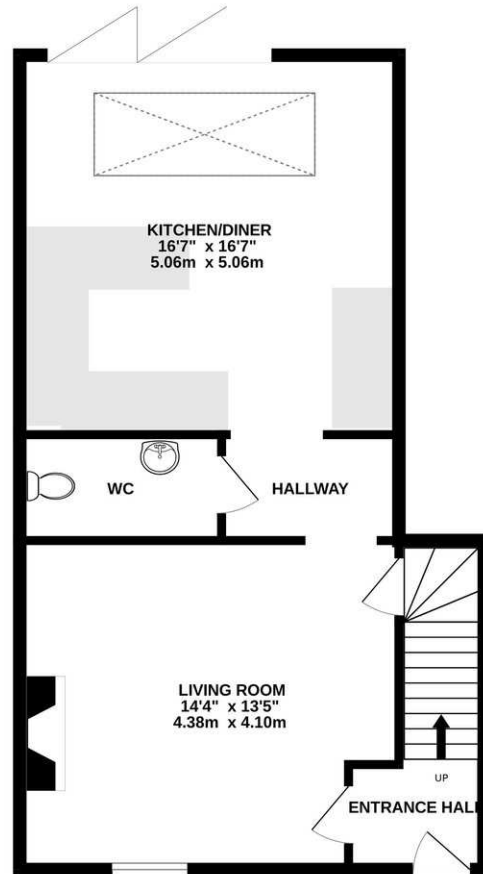
Outside, the rear garden enjoys a paved patio area and lawn, providing an ideal space for relaxing and entertaining. In addition, there is tandem off-road parking for two vehicles located at the end of the terrace. Internal viewing is highly recommended to fully appreciate the quality of finish and thoughtful renovation throughout.



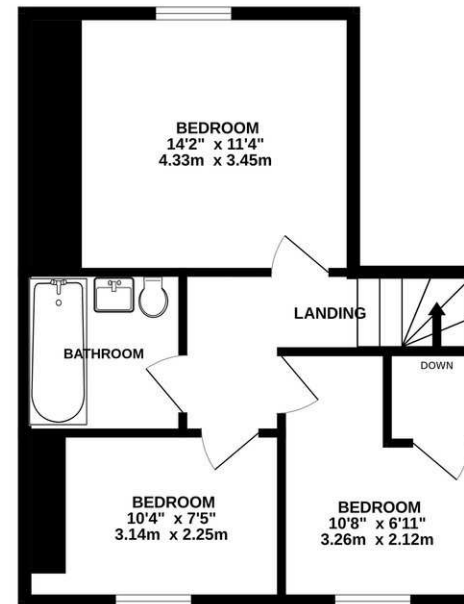
- Renovated character cottage
- Three bedrooms
- Kitchen/dining room
- Wood burning stove
- Garden
- Parking for two vehicles



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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