



£425,000

At a glance...



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**holland
& odam**

The Cottage
High Street
Keinton Mandeville
Somerton
Somerset
TA11 6DZ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

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

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 offers an exceptional blend of character and contemporary living, having been meticulously enhanced by a reputable local developer. The ground floor accommodation centres around a welcoming living room featuring a stone-built fireplace with an inset wood burning stove, creating a cosy focal point. Beyond, the stylish kitchen/dining room has been finished to a high standard with shaker-style units, integrated appliances, underfloor heating, a breakfast bar and tri-fold doors opening onto the garden, allowing natural light to flood the space. A cloakroom and versatile fourth bedroom, which could also serve as a home office or additional reception room, complete the ground floor.

The first floor provides three further bedrooms, including two generous doubles, together with a well-appointed family bathroom fitted with a modern white suite. The property benefits from double glazing throughout and has been thoughtfully designed to offer modern comfort whilst retaining the charm and character expected of a cottage home.

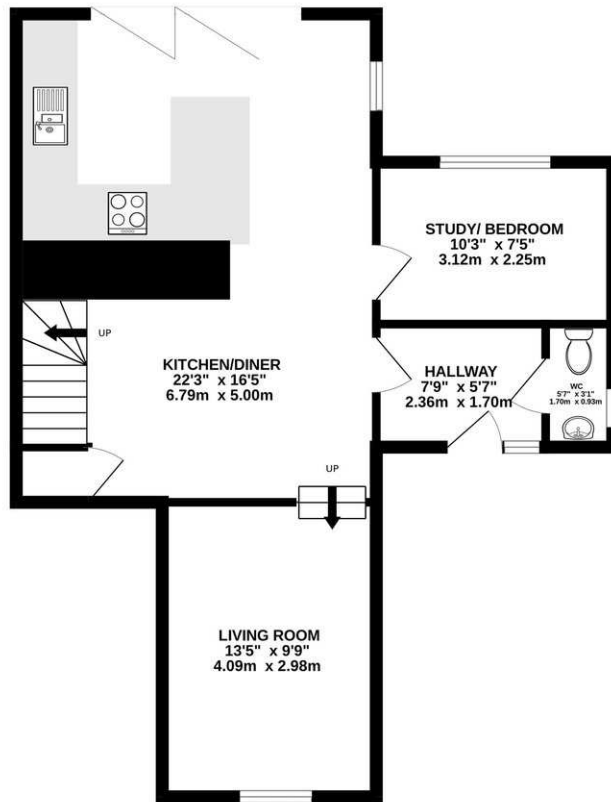
Outside, the property benefits from off-road parking for three cars to the front. To the rear, the enclosed garden is predominantly laid to lawn with a paved patio area, offering an ideal space for outdoor dining, entertaining and family enjoyment. Internal viewing is highly recommended to fully appreciate the quality of workmanship and finish throughout.



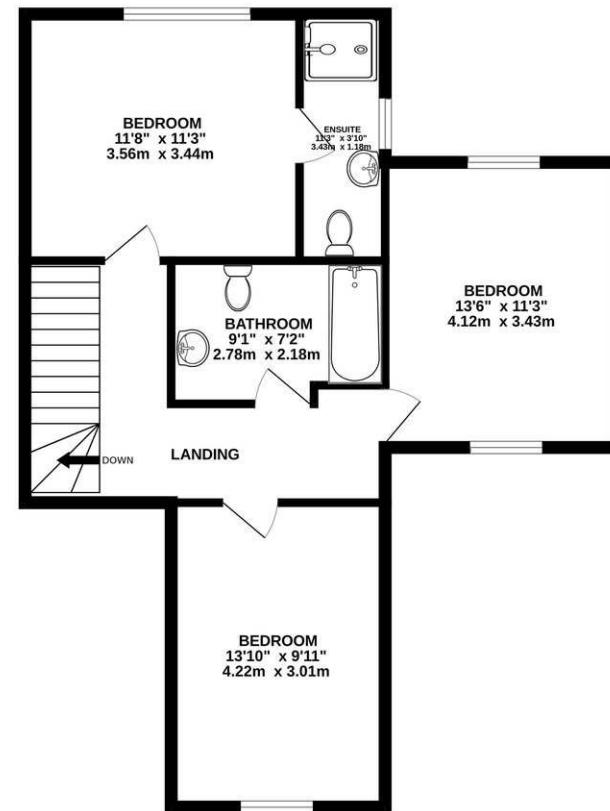
- Renovated character cottage
- Three/Four bedrooms
- Kitchen/dining room
- Wood burning stove
- Enclosed rear garden
- Off-road parking



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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