





£800,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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3

Energy
Rating

B

Council Tax Band F



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system, underfloor heating to the ground floor and bathrooms.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Management Charge: £308 PA

Directions

Upon entering Keinton Mandeville from Street/Somerton, proceed into the village passing the Quarry Inn on the left, upon reaching the crossroads, turn right into Queen Street. After approximately 300 meters, turn right into Chistles Lane. Turn left on to the Lakeview Estate and left again into the Luns Close, where the property will be found on the right hand side identified by a For Sale sign.

Description

An exciting opportunity to acquire this impressive double-fronted detached home, built from locally sourced Blue Lias stone and completed in 2021. Occupying a peaceful position within the highly regarded Lakeview development, this exceptional property offers beautifully presented accommodation finished to an outstanding standard throughout. With a stunning kitchen/dining/family room, four double bedrooms, three luxurious bathrooms, landscaped gardens, ample parking and a garage, it is perfectly suited to families, professionals and downsizers alike.

Constructed by Luxury Homebuilders in partnership with Gallion Homes, the property combines traditional craftsmanship with contemporary design, utilising locally sourced materials and sustainable building methods. Further benefits include underfloor heating to the ground floor and bathrooms, an integrated HIVE smart home system and the remainder of the 10-year Protek warranty issued in March 2021.

Location

Keinton Mandeville is a popular village set amidst gently rolling countryside seven miles to the south east of Street and mid way between the market towns of Somerton and Castle Cary. The village provides a pub The Quarry Inn, highly regarded primary school, play/skate park, village stores, church and active village hall where there is also a day surgery. 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. The historic centre of Wells is 16 miles and the busy centres of Yeovil and Taunton are 12 and 24 miles distant respectively.





The accommodation is arranged over two floors and presented in immaculate condition throughout. An oak-framed storm porch leads into a welcoming reception hall with cloakroom and storage cupboard. Wood-effect flooring flows throughout the ground floor, where the dual-aspect sitting room enjoys French doors to the garden and a Bath stone fireplace with wood-burning stove. A separate study provides an ideal home office.



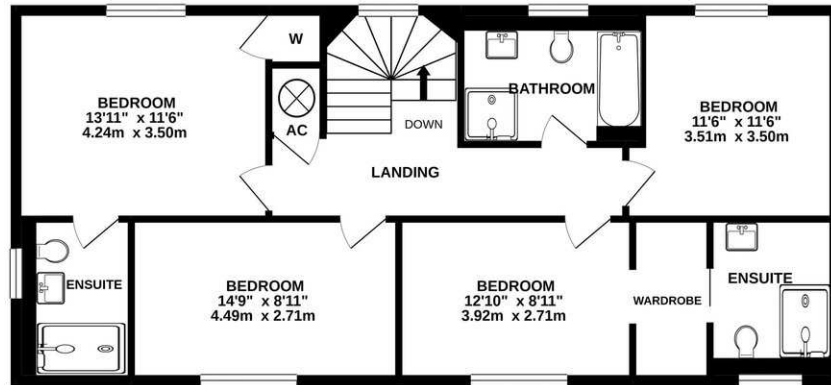
The superb open-plan kitchen/dining/family room forms the heart of the home, featuring a stylish two-tone kitchen with central island, quartz-effect worktops and integrated appliances including a Belfast sink, Smeg range cooker, microwave, fridge/freezer and dishwasher. There is ample space for dining and seating, while tri-fold doors open onto the garden terrace. A separate utility room provides additional storage and laundry space.

Upstairs, a large picture window floods the landing with natural light. The principal bedroom benefits from a walk-through dressing area and en-suite shower room, while the guest bedroom also enjoys en-suite facilities. Two further double bedrooms are served by a well-appointed family bathroom. All bathrooms feature underfloor heating, Duravit sanitary ware and Porcelanosa tiling.

Outside, the beautifully landscaped south-facing garden has been designed for both relaxation and entertaining, with a generous patio, pergola, ornamental pond and summerhouse. To the side of the property, a substantial oak-framed garage and adjoining carport are complemented by ample driveway parking for several vehicles.



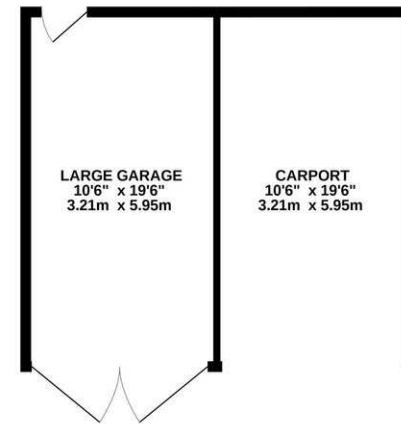
1ST FLOOR
890 sq.ft. (82.6 sq.m.) approx.



GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



GARAGING
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 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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