





£598,500

To View:

Holland & Odam
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Energy
Rating **D**

Council Tax Band
E

Services

Mains gas, electric, water
and drainage are connected.
Gas central heating system.

Local Authority

South Somerset District Council
01935 762762
southsomerset.gov.uk

Tenure
Freehold





Directions

Upon entering Keinton Mandeville, pass the Quarry Inn on the left, turn right into Queen Street. Continue along where you will find the turning for Manor Park on the right-hand side, before the turning on the left for the school. Our property can be found on the left-hand side as you enter into the cul-de-sac.



Location

Keinton Mandeville is a popular village set amidst gently rolling countryside seven miles to the southeast of Street. 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. The historic centre of Wells is 16 miles and the busy centres of Yeovil and Taunton are 12 and 24 miles distant respectively.



Description

As you enter the property through the entrance vestibule you are greeted with a spacious hall, having stairs rising to an attractive galleried landing where beneath is an understairs cupboard and a door into the cloakroom complete with a WC and concealed cistern, vanity cupboard with inset wash basin and a tiled floor. Further doors lead off to the sitting room. This is a very light and spacious room with a double aspect. A feature marble fireplace sits centrally to the room with a gas coal effect fire and at the far end double sliding doors open onto a patio, double doors in turn open into the kitchen/dining room. This is very much the hub of the house. The vendors have opened up the space providing a very social space to eat and entertain whilst enjoying the view of the garden.

The kitchen is attractively appointed with a range of shaker style wall, drawer and base units fitted with quality work top surfaces and matching upstands, incorporating an integrated dishwasher, Rangemaster electric oven and gas hob with extractor hood, as well as space & plumbing for an American style fridge/freezer. A particular feature is the long central island that can seat six people comfortably, at one end having a built-in wine cooler. Two sets of french doors open onto a patio. The utility is adjacent to this and leads in turn into the shower room with WC. A further door opens to the gym which is at the rear of the garage. Sliding patio doors offer access and a lovely view of the garden.

It is worth mentioning that the converted garage, utility, and shower room could be adapted for independent living space for a relative, if required.

On the first-floor landing there is an airing cupboard and access to the loft. There are four double bedrooms, two are rear facing and two are front facing. The master bedroom is a generous size overlooking the rear garden and benefits from two double built-in wardrobes. The en-suite is stylishly appointed, fitted with a shower enclosure having a mains fed shower, vanity unit with inset wash hand basin and a WC. Lastly the family bathroom comprises of a white suite with a free-standing bath, shower enclosure, vanity cupboard with inset wash hand basin and WC with concealed cistern.



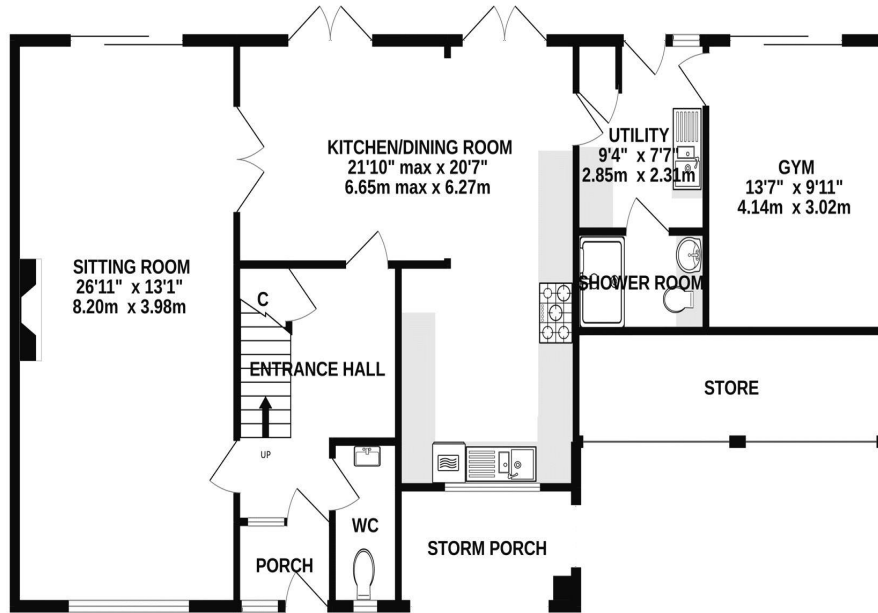
The front lawn is situated behind a low mature hedge with a double width driveway to the side providing ample parking up to the double (converted) garage. To the front of the garage there is storage space, however the rest of the garage has been converted making an additional room that is currently being utilised as a gym. A gated access to the side opens into the rear garden.

The private rear garden is fully enclosed with an attractive stone wall and mature hedging. A slate patio extends from the rear elevation of the property continuing to an artificial lawn that extends around to the side. At one end there is enough room for a hot tub and a table & chairs to relax and entertain.

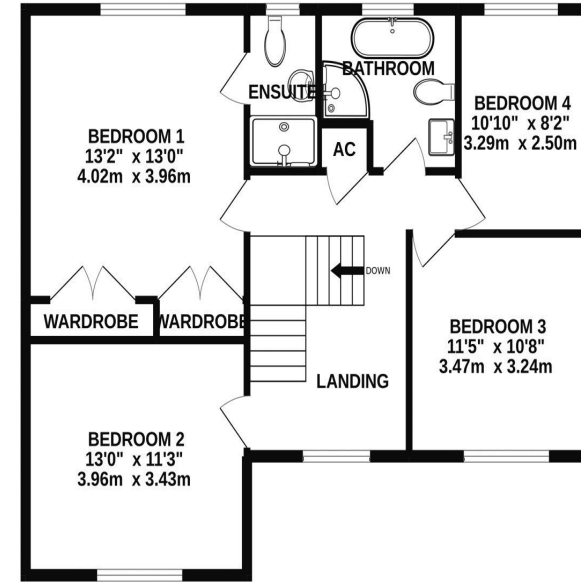
- Attractively designed family home constructed of Blue Lias stone, situated centrally within the village
- Impressive kitchen/dining room beautifully appointed with a comprehensive range of units, including a Rangemaster electric oven & gas hob & integrated dishwasher.
- Utility room with access to a shower room (could be adapted along with the gym adjacent to this, for an independent relative to live in)
- Ground floor shower room with WC accessed from the utility room (could be adapted including the gym adjacent to this, for an independent relative to live in)
- A generous sitting room with a double aspect. Feature marble fireplace with a gas coal effect fire.
- Four double bedrooms including a generous master bedroom with en-suite shower. Well-appointed family bathroom that includes a separate shower enclosure and free-standing bath.
- Partially converted garage that is currently being used as a gym with storage space to the front
- Attractive private rear garden that is fully enclosed, lovely slate patio and artificial lawn



GROUND FLOOR
1223 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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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