

LODESTONE



4 Cottons Orchard, Keinton Mandeville





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TA11 6FU

Guide Price: £425,000

2 
Bedrooms

2 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Superb two bedroom bungalow
- Immaculate presentation
- Rainwater harvesting, Solar, EV charging
- Underfloor heating throughout
- High specification fixtures and fittings
- Popular Somerset village
- Situated on a private lane
- Stunning contemporary outside space



Situated in an exclusive development of seven bungalows on a quiet private lane in Keinton Mandeville, Somerset. 4 Cottons Orchard offers a superb location and environmentally friendly benefits combined within a high specification two bedroom bungalow.

A smart, attractive and easy living home has been created in a lovely spot where each property subtly differs from its neighbours. Historically highly sought after and still hugely popular today, Blue Lias stone has been used to great effect externally at no.4 where it has been combined with render, timber lintels and stone sills. Internally it is delightful, with light pouring into the exceptionally spacious open living area where a pair of double doors open the home up to the private easy to maintain outside space at the rear. A cream front door opens into a wide and welcoming entrance hall from where two very well-proportioned double bedrooms, one with an ensuite shower room and a separate family bathroom lead off. The flooring throughout the property is natural wood effect porcelain with the bedrooms being carpeted. Each room has an individual thermostat to control the temperature of the gas fired underfloor heating, making it efficient and economical to run. A utility room houses the practicalities with units that match the kitchen, space for a washing machine and tumble drier and a door out to the side of the property. The main accommodation has a vaulted ceiling and roof lights which add to the wonderful sense of space. This is a truly stunning open plan living area where a beautiful range of Howden's Clerkenwell kitchen units is finished in matt marine blue with contrasting white quartz work tops. There is a double oven with a gas hob and extractor fan over and the sink is placed perfectly with a window out to enjoy views out to the terrace. The L shaped design lends itself to provide a distinct area for placing comfy sofas and there is plenty of space for a dining table and chairs. This is a rare opportunity to buy an immaculate and stylish bungalow in a highly sort after Somerset village and we highly recommend viewing.



To the front of the property a combination of gravel, lawn and block paving with parking for up to five cars frames the entrance to no. 4 with an EV charging point conveniently placed. To the rear the garden has been treated to a fantastic contemporary hard landscaping scheme that has created a canvas from which the new owner can make the outside space their own. Substantial well-constructed



wooden fencing encloses the garden on both sides with a mature natural hedge forming the boundary at the end. There is a useful garden shed and pergola ready to plant with colourful scented climbing plants. The garden has electricity connected so a complementary lighting scheme would be easy to install.

Situation

Keinton Mandeville is a village in the South East of Somerset and lies midway between the market towns of Somerton to the West, and Castle Cary to the East. The origins of the village date back to the Roman times and its popularity grew both because of the local "Blue Lias" stone and being situated on the old coach route from London to the South West. The Church of St. Mary Magdalene dates from the 13th century. Today the village has a population of around 1,000 people and is served by "The Keinton Stores", there is also the local pub "The Quarry Inn". Somerton is just a few minutes away which is a picturesque town, originally the county town of Somerset and before that, possibly the capital of Wessex. Its focal point is the wide 17th Century Market Square with a Buttercross in the centre. The parish church, dedicated to St. Michael, is quite plain externally but contains one of the finest wooden roofs in the county carved by the monks at Muchelney Abbey. Somerton offers all the usual amenities of a market town, bars/restaurants and has a small independent supermarket. There are good transport links to London and the South west via the A303. Castle Cary railway station, just 6 miles away, offers an excellent direct rail service to London in less than two hours. Further to the local amenities there are excellent facilities at the larger regional centres of Yeovil, Sherborne and Taunton all within easy motoring distance. Many of the area's best known independent schools are within easy commuting distance including Millfield, Kings Bruton, Bruton School for Girls, Wells Cathedral School, Downside, Hazelgrove and All Hallows. There is a local state primary school at Keinton Mandeville, plus state secondary school at Ansford and the very popular Sexeys School in Bruton.

Directions

Postcode: TA11 6FU

What3words : ordering.lemons.occur

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: D

Guide Price: £425,000

Tenure: Freehold

PART B

Property Type: Bungalow

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains with PV panels installed

Water Supply: Mains with rainwater harvesting supplying WC's

Sewerage: Mains

Heating: Mains Gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: For up to 5 cars

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any rights or easements, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: Very low risk of flooding from surface water or from rivers and sea

Coastal Erosion Risk: N/A

Planning Permission: There are currently no planning consents close to the property

Accessibility/Adaptations: Wheelchair accessible

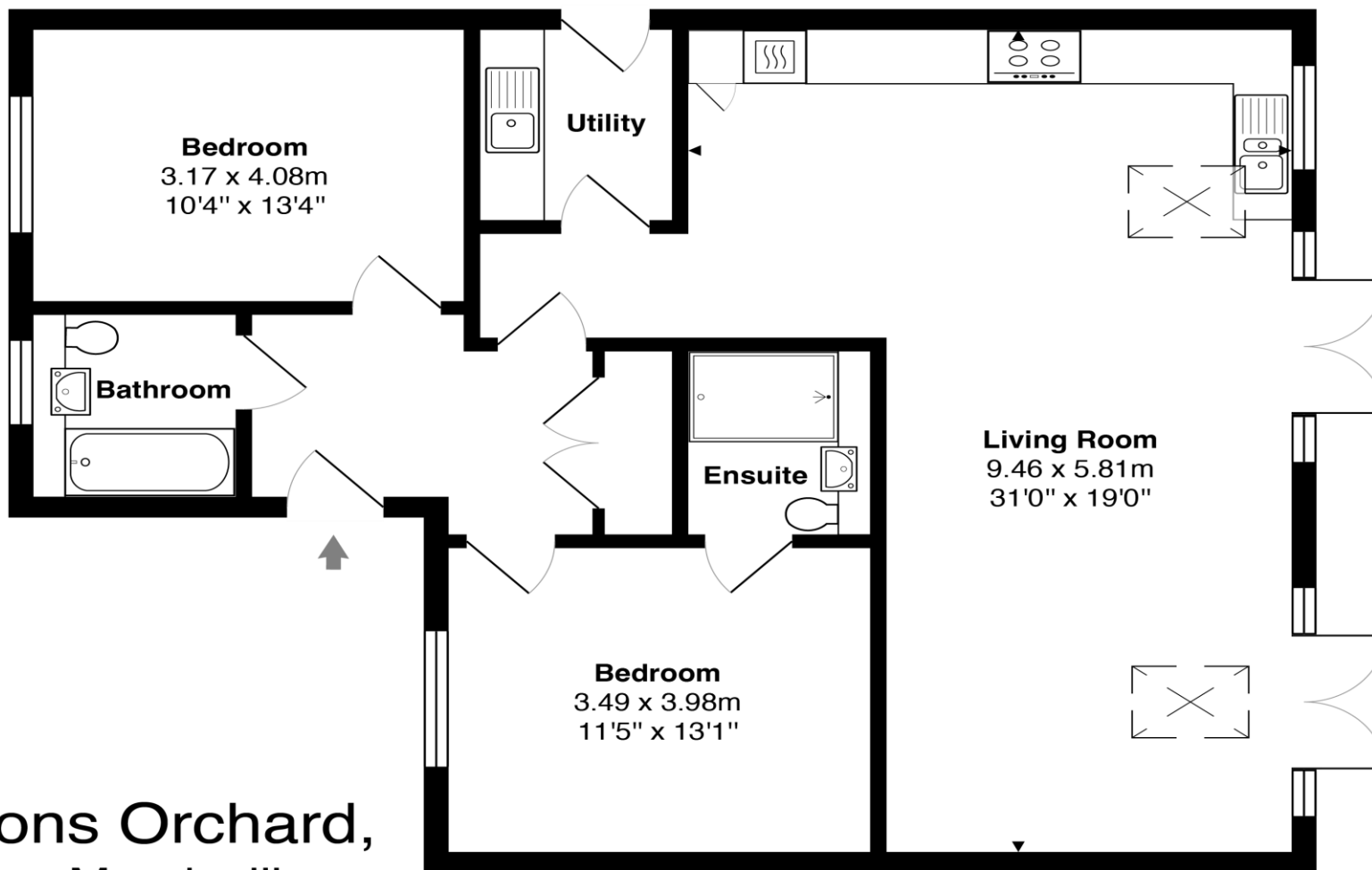
Coalfield Or Mining Area: N/A

Energy Performance Certificate: B

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

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Approximate gross internal floor area of main building - 98.7 m² / 1,062 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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