

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CHARNWOOD, CASTLE STREET, KEINTON MANDEVILLE, TA11 6DX



**CHARNWOOD,
CASTLE STREET, KEINTON MANDEVILLE, TA11 6DX**

A spacious and comfortable four bedroom detached house in a convenient location in the centre of this popular village between Somerton and Castle Cary.

The accommodation is well arranged and includes an entrance hall, sitting room, kitchen breakfast room, dining room, cloakroom, side porch, four double bedrooms, one en-suite and a family bathroom.

Outside there are south facing rear gardens, ample parking and garaging.

About the area

Keinton Mandeville is an historic village, named in the Domesday Book and dating back to at least Roman times. It's a thriving and friendly village with a church, village stores, pub, farm shop, primary school and various clubs and societies. For more information see www.keintonmandeville.com.

The nearby towns of Castle Cary, Glastonbury, Street & Somerton all provide a good range of facilities whilst Wells, Sherborne, Yeovil, Taunton, Bath and Bristol are all within easy reach. The A303 is a few miles south and Castle Cary Station has a regular mainline service to Paddington.

There are good state and independent schools in the area including Ansford, Strode College, Crispin, Millfield, Wells Cathedral, Hazlegrove and the Sherborne and Bruton schools.





Accommodation

Charnwood is an attractive property set behind a low stone wall and pretty front garden, with local Blue Lias stone elevations under a tiled roof. This is an ideal house for a family being within easy reach of the village amenities, walking distance to the bus stop and close proximity to the excellent local schools.

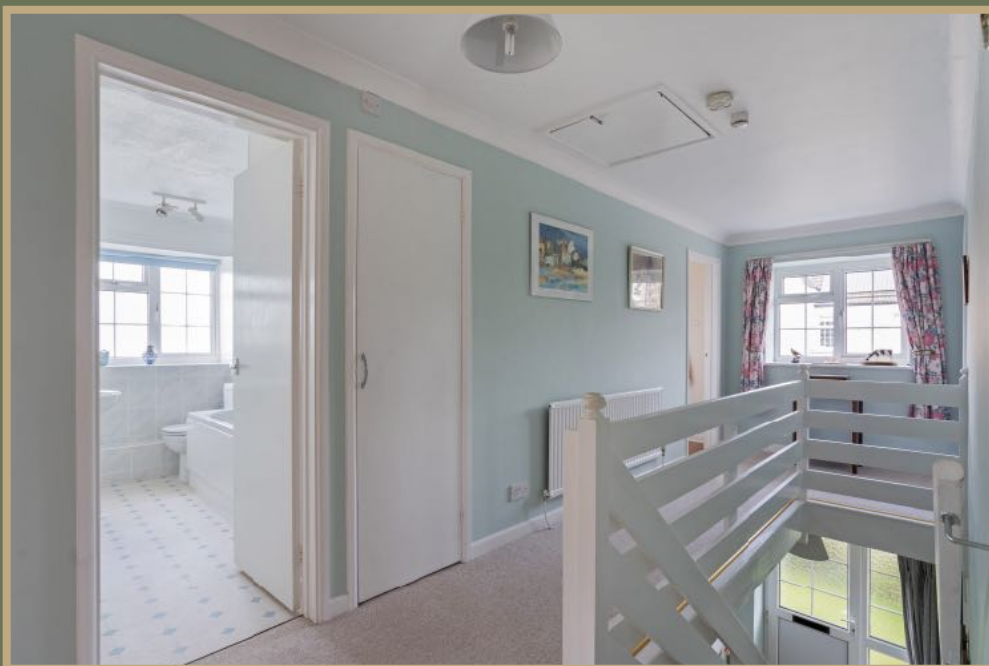
The front door enters an entrance hall where there is a cloakroom and the main living rooms leading off. On the left hand side is the sitting room which is a light and bright living area with a dual aspect and french doors out to the garden. There is an open fire set into a Blue Lias surround, and wood effect flooring.

On the opposite side of the hall is the kitchen. This also has a dual aspect and a door leading out to a side porch for easy access in from the driveway. Within the kitchen itself there are a range of fitted units with room for free-standing appliances within, plus a mid level double oven and an induction hob. At the far end of the room there is space for a breakfast table. Leading through the hall to the back of the house, there is the formal dining room which could equally be used as a second sitting room/snug.

The dining room, like the sitting room has a view of the garden, a door leading out and wood effect flooring.

Upstairs there are four comfortable double bedrooms one of which having an en-suite shower room with shower, basin, w/c and heated towel rail. The further three rooms are serviced by the family bathroom which has a bath, overhead shower, basin and w/c. Also on the first floor there is an airing cupboard.





Outside

To the rear of the property there is a lovely south facing garden with a lawn, established borders and a pretty water feature too. Making the most of the sunny outlook is the verandah just outside the sitting room which is a lovely spot in which to sit.

There is ample parking on the gated driveway and there's a large garage which has enough room to park a car and use as a workshop.

Services

Mains gas, water, drainage and electricity.



Approximate Floor Area = 149.3 sq m / 1607 sq ft
Including Limited Use Area (0.7 sq m / 8 sq ft)
Garage = 28.5 sq m / 307 sq ft sq ft
Total = 177.8 sq m / 1914 sq ft sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 306944

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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