

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OAKWELL HOUSE, BARTON ROAD, KEINTON MANDEVILLE, TA11 6EA







**OAKWELL HOUSE, BARTON ROAD,  
KEINTON MANDEVILLE, SOMERTON, TA11 6EA**

*Somerton 5 miles, Glastonbury 7 miles, Wells 13 miles, Yeovil 11 miles, Castle Cary 7 miles, A303 5 miles, Bristol 31 miles, Bath 29 miles.*

A striking contemporary house designed, built, and equipped in 2017 to exceptionally high standards, set within this very popular village between the towns of Glastonbury, Somerton and Castle Cary.

Oakwell House has luxurious, generous accommodation throughout, including a stunning galleried reception hall, cloakroom, a 28ft. sitting room, study, utility room and a breathtaking, fully fitted 36ft. kitchen dining room.

The two upper floors include: a master suite with a large bedroom, dressing room and beautifully appointed en-suite bathroom, as well as a private balcony from which to enjoy the sunsets; a guest suite an en-suite shower room; 4 further bedrooms and 2 more bathrooms. In total, 6 double bedrooms and 4 bathrooms.

Outside is a well-designed and private landscaped garden of around a quarter acre, coupled with ample secure gated parking and a very substantial 30ft. garage and studio space with a fitted cloakroom and dog shower.

**Location**

Oakwell House is in a pleasant, established residential area, well away from busy roads yet within easy access to main trunk roads, and principal local towns and villages. The A303 is a few miles south and Castle Cary mainline rail station offers regular services to London Paddington, Bristol, Bath and beyond. The renowned Millfield School is 10 mins north.

Keinton Mandeville is an historic village named in the Domesday Book, dating back to Roman times. It is a thriving and friendly village with a church, village stores, pub, farm shop, well-regarded primary school and various clubs.

The nearby towns of Castle Cary, Street & Somerton provide a good range of sporting and cultural facilities whilst Bruton, Wells, Sherborne, Yeovil, Taunton, Bath and Bristol are all within easy reach.

As well as Millfield, there are numerous state and independent schools in the local area including, Hazelgrove, Wells Cathedral, Strode College and the Sherborne and Bruton schools.









### Accommodation

Oakwell House is a handsome building, built with local Blue Lias stone elevations complemented by timber cladding and large panelled glass windows, allowing plenty of natural light to flood the home and emphasise the quality of the build.

Beyond the entrance, the reception hall, with atrium style double height windows, sets the tone for the rest of the home for space, style and light. A glass and oak staircase rises to the upper floors, whilst walnut doors lead off to the kitchen/dining room, sitting room, study/gym, powder room, storage cupboard, as well as a glass topped wine vault.

The sitting room offers both generous living space and stylish comfort, with a triple aspect and bi-folding doors opening onto the garden terrace, with brand new shutters, carpet and curtains.

The bespoke, hand-built kitchen is very much the heart of the home and must be viewed to be appreciated, offering extensive cabinetry, with soft close and touch latch release, Silestone Quartz worktops & splash backs, breakfast bar, a full-size double Blanco sink and Franke mixer tap.

The kitchen is fitted with a range of Neff appliances, including a built-in coffee machine, microwave/grill/oven, steam oven, slide & hide oven, warming drawer, 5 zone induction hob, extraction fan, integrated fridge and dishwasher.

Additionally, there is a coordinating console unit in the dining area and space for a 10-seater dining suite. Like the sitting room, this wonderfully light room has a bright double aspect with bi-fold doors on two sides opening onto the garden terrace.

Off the kitchen is a utility room with coordinating units and worktop, a Blanco large sink, full height larder unit with pull-out baskets, spice racking and shelves, ample storage, as well as integrated Bosch washing machine and Siemens fridge/freezer.

Rising to the first floor, the breathtaking oak and glass staircase leads to an equally impressive gallery with remote controlled electronic blinds.

The master suite is a generous size and has a dressing area leading to the stunning ensuite full bathroom. The bedroom has a vaulted ceiling, sliding doors onto a balcony, astro reading lights with full bedside controls, pendant lighting and remote-controlled blinds.









The dressing room is fitted with built-in wardrobe storage and automatic lighting, and the en-suite bathroom has both freestanding bath and a large, fully tiled walk-in shower area with dual rainfall and handheld thermostatic shower unit.

The guest bedroom suite has fitted wardrobes and reading lights, whilst the en-suite has a dual rainfall and handheld shower. There are two further double bedrooms on the first floor and a family bathroom with a luxurious four-piece suite, including both freestanding bath and a separate shower.

The second floor offers two further bedrooms, both with built-in storage, and a fourth bathroom to service both rooms and remote-controlled Velux windows.

Oakwell House was exceptionally well built, with triple glazing throughout resulting in high EPC Banding of B86 delivering an elevated standard of comfort, style and economy with green credentials, and an LABC warranty expiring at the end of 2027.

With mains gas Heatmiser central heating and hot water system, underfloor heating in the ground floor rooms and bathrooms, and radiators elsewhere, each room has its own comfort control via wall panels. Neostat control system means the heating and hot water can be controlled from anywhere in the world.

High spec, electronic additions are the hallmark of this meticulously designed home, including: a Nuaire air filter system, Cat5 Ethernet in each room and a UniFi network system, remote controlled Velux windows and electronic blinds, as well as a comprehensive range of media options including a surround sound media system and fitted smart TV in the sitting room and a multitude of USB points throughout.

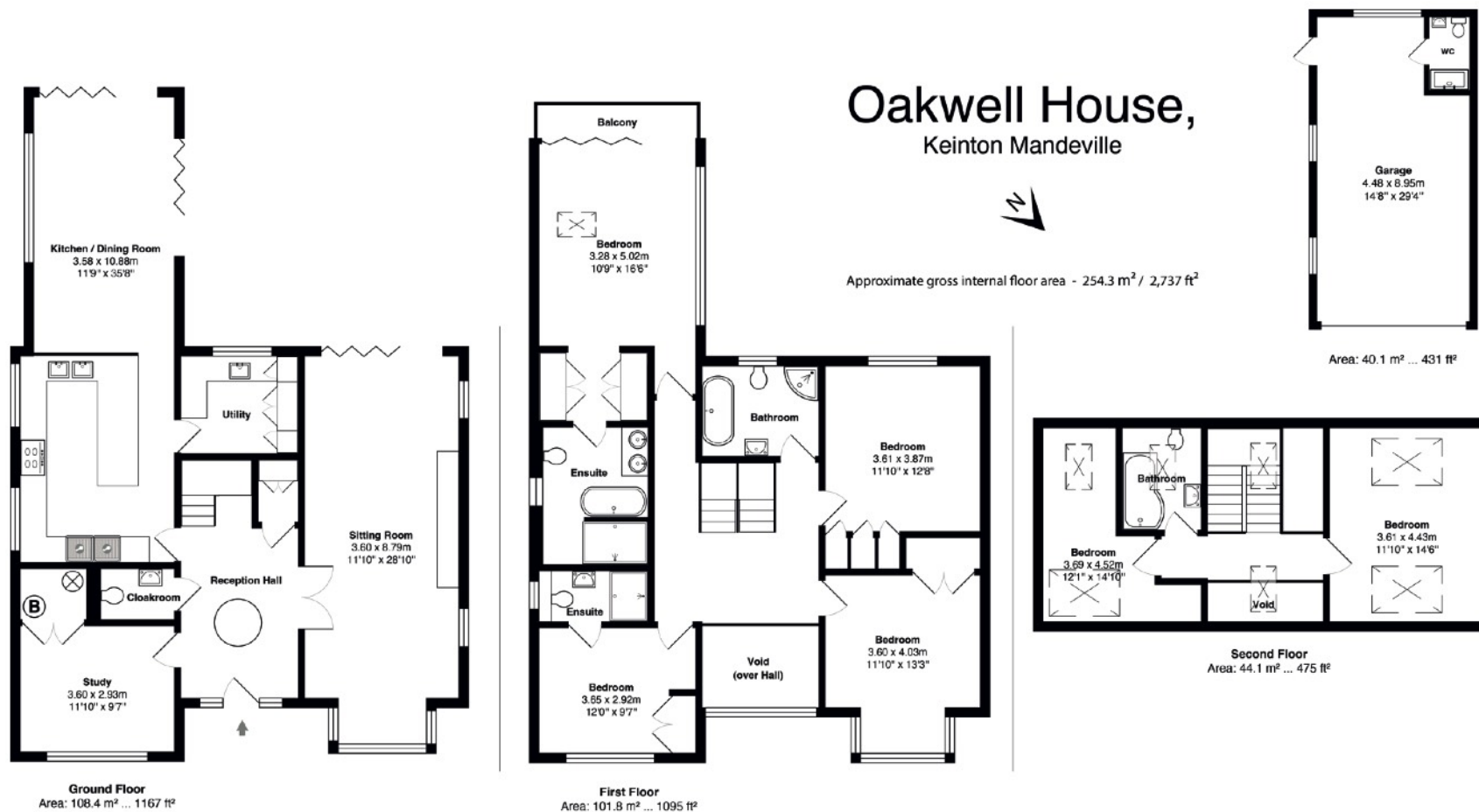
### **Outside**

At the front of the house is a neat lawned garden with plenty of natural screening and a gravelled area providing ample off road parking. A gated driveway to the side leads to the garage, additional parking and rear garden.

Beyond the house is the very substantial 30' garage building suited to a variety of uses and offers an electric roller door, a cloakroom and bespoke dog wash.

To the rear of the house and accessed by several bi-folding doors is a large, paved terrace, ideal for al fresco dining and relaxation. Beyond is a level lawned garden with a selection of small trees, shrubs and a large Jacuzzi hot tub positioned in a sheltered and secluded lounge/entertainment space.





**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.

**London House, New Street, Somerton, Somerset, TA11 7NU. Tel: 01458 767689 - E: [somerton@roderickthomas.co.uk](mailto:somerton@roderickthomas.co.uk)**



