

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



2 GEORGE CLOSE, KEINTON MANDEVILLE, SOMERTON, SOMERSET, TA11 6DW

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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.

An attractive, stone-fronted link-detached house, located within the popular and well connected village of Keinton Mandeville.

Offering spacious accommodation, the property includes four bedrooms and two bathrooms, including an en-suite to the master, a spacious dual-aspect sitting room, a ground floor cloakroom and well appointed kitchen.

Outside, the property has a pleasant south-facing garden, off-road parking and a garage.

Price Guide. £360,000.

Location

George Close is situated at the heart of the popular village of Keinton Mandeville and 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 store, pub, farm shop, well-regarded primary school, and various clubs and societies.

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.

There are numerous state and independent secondary schools in the local area including Millfield, Strode College, Crispin, St Dunstan's and the Sherborne and Bruton schools.



Accommodation

Approaching from front of the property, the main entrance opens into a spacious hallway, which provides access to the sitting room, a ground floor cloakroom and the kitchen.

To the right of the hall is a well-proportioned dual aspect sitting room, benefitting from plenty of natural sunlight. The room offers a decorative stone fireplace and patio doors which open out onto the rear garden.

To the rear, the kitchen has been fitted with a comprehensive range of white, shaker-style wall and base units, complemented by granite effect work surfaces. Appliances include an integrated electric Neff oven, a gas hob with extractor over and an integrated Neff dishwasher, whilst there is also space for a freestanding fridge/freezer. Additionally, there is a handy under-stairs cupboard and an external door to the rear garden.

On the first floor, the landing gives access to all four bedrooms and the well-appointed family bathroom, whilst enjoying plenty of natural sunlight from two rear facing windows.

The principle bedroom is a lovely, spacious room which has been fitted with two double wardrobes and an en-suite shower room. There are three further bedrooms, two of which are doubles and have built-in storage.

Outside

To the rear, the property benefits from a southerly facing enclosed garden which is predominantly laid to lawn with established shrub borders, has a patio seating area and gated access to the garage and rear parking area.

Beyond the garden, the property has an allocated off-road parking space plus a single garage (18'8" x 8'11"), benefitting from light and power.

Other Points

Freehold

Mains water, drainage and electricity all connected.

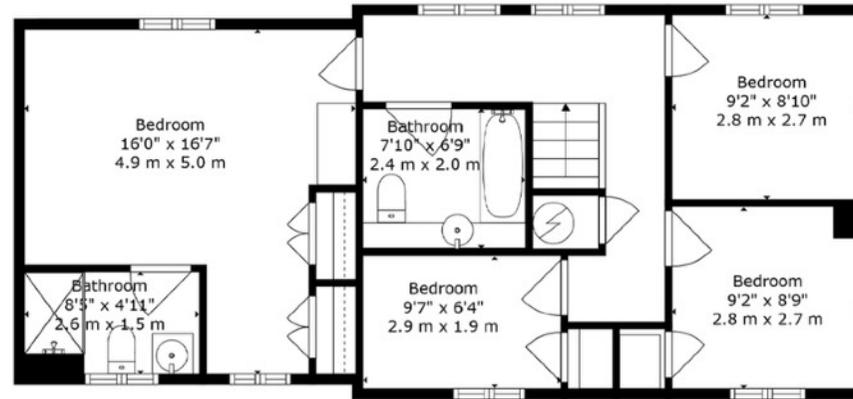
Gas fired central heating.

Council tax band E

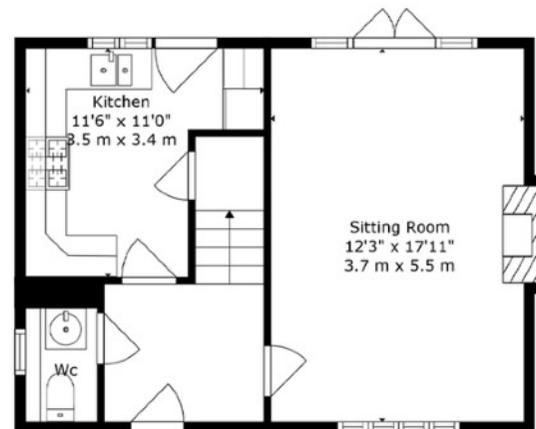
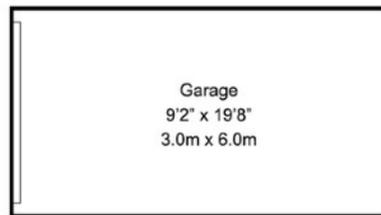
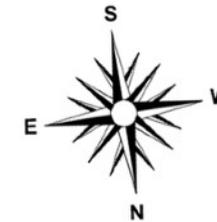
EPC rating C



Archway House, 2 George Close, Keinton Mandeville, Somerset, TA11 6DW



First Floor



Ground Floor

Approximate Gross Internal Area

Ground Floor: 437 sq ft / 41 sq m

First Floor: 707 sq ft / 66 sq m

Garage: 194 sq ft / 18 sq m

Total: 1338 sq ft / 125 sq m

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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