

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



ROSEMULLION, MIDDLE STREET, KINGSDON, SOMERTON TA11 7LG



**ROSEMULLION,
MIDDLE STREET, KINGSDON, SOMERTON, SOMERSET, TA11 7LG**
*Glastonbury 8 miles, Castle Cary 11 miles, Wells 14 miles, Bruton 15 miles, Bath,
Bristol, Bristol Airport and Taunton all within a commutable distance.*

A beautifully presented semi-detached cottage, tucked away in a peaceful side street at the heart of this highly sought-after and vibrant village, with excellent access to Somerton, Street, Yeovil, and the A303.

The accommodation enjoys plenty of natural sunlight and includes a hall, sitting room, dining room, kitchen, three bedrooms and family bathroom.

In addition, it has a wonderful, well maintained established gardens to the front and rear, as well as a single garage and off road parking.

Guide Price £400,000

Location

Kingsdon is a picturesque and historic village located just a couple of miles from Somerton, reputedly King Alfred's capital of Wessex. Renowned for its scenic beauty, Kingsdon is largely composed of period homes, with a sprinkling of tasteful modern additions.

The village offers a strong sense of community and benefits from a locally run community shop, a recreation ground, and a renowned gastropub. Its welcoming atmosphere and countryside charm make it a desirable place to live for families, retirees, and second-home seekers alike.

Accommodation

This attractive blue lias stone cottage has been tastefully updated throughout to create a bright, spacious, and stylish family home. True to its name, Rosemullion features charming mullion windows that complement the traditional elevations beautifully. The home enjoys generous natural light and well-proportioned rooms, offering a pleasing and comfortable living environment.

Upon arrival, a tiled storm canopy provides shelter and a welcoming entrance into the hallway.





To the right, the spacious sitting room is tastefully decorated with a Scandinavian log burner, and a mullion window overlooking the attractive front garden. There's also a convenient understairs storage cupboard. From here the engineered oak flooring leads you through to the dining room.

Sitting at the rear of the property, the dining room and kitchen benefit from a sunny south-easterly aspect. The kitchen is fitted with a comprehensive range of wall, base and drawer units, along with an integrated electric hob and oven with extractor hood, sink and drainer, and space and plumbing for white goods.

A rear door opens on to steps that lead down to a delightful garden seating area – perfect for al fresco dining or relaxing.

Upstairs, the landing offers access to three bedrooms and a linen cupboard. The spacious principal bedroom enjoys views across the village and countryside. A second generously sized double bedroom and a third, currently used as a dressing room with built-in cupboard, provide flexibility for a family or home office setup.

The bathroom is fully tiled and benefits from dual-aspect windows, allowing plenty of natural light. It is fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin, and WC.

Outside

The property is complemented by beautifully landscaped and well-maintained gardens to both the front and rear.

The rear garden enjoys a south-easterly orientation and features a combination of raised beds, mature planting, small trees, and a lawn. Adjacent to the rear of the house is a decked terrace – ideal for entertaining or quiet reflection.

A garden gate leads to the parking area and single garage, with a side path giving access to a garden shed and the front of the property.

The front garden is equally charming, enclosed by hedgerows and enhanced by a variety of mature shrubs and trees, including a flowering cherry. A long, inviting pathway leads to the front gate, providing excellent kerb appeal.





Tenure and other points

Freehold.

Not listed.

The property benefits from mains water, drainage and electricity.

Oil fired central heating.

Somerset Council

Council Tax Band C

Directions

From the Podimore roundabout on the A303, take the A372 towards Long Sutton, turn right on to the B3151 and head towards the centre of the village, where Middle Street will be found on your left-hand side.

What3Words: Sourcing.mystery.trooper

ABOUT THIS AREA

Kingsdon is a very popular village with fewer than 200 properties in beautiful countryside just south of Somerton which provides a wide range of local services including a small supermarket, Doctors Surgery, Library, Butchers, Newsagent, Chemist and Post Office. Close by are other small towns including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne whilst Bristol, Bath and Taunton are also within easy reach.

There are excellent state and independent schools locally that include well respected primary schools in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton and Sherborne.

There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings are by appointment with the Agents.

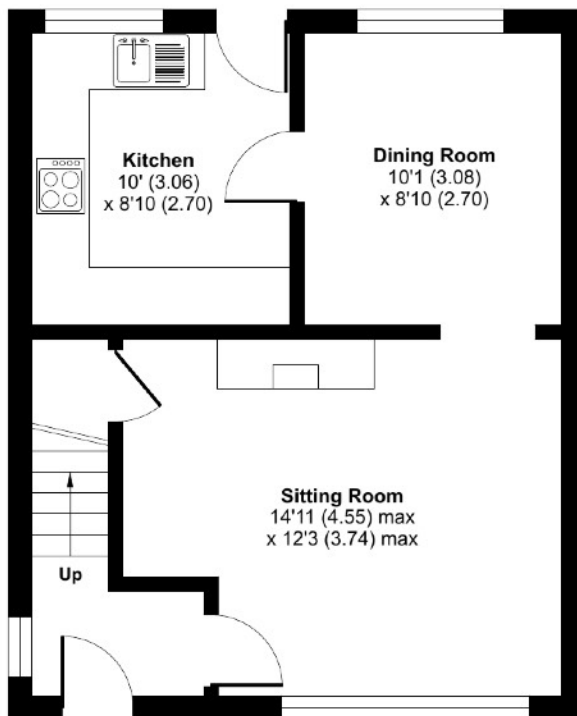




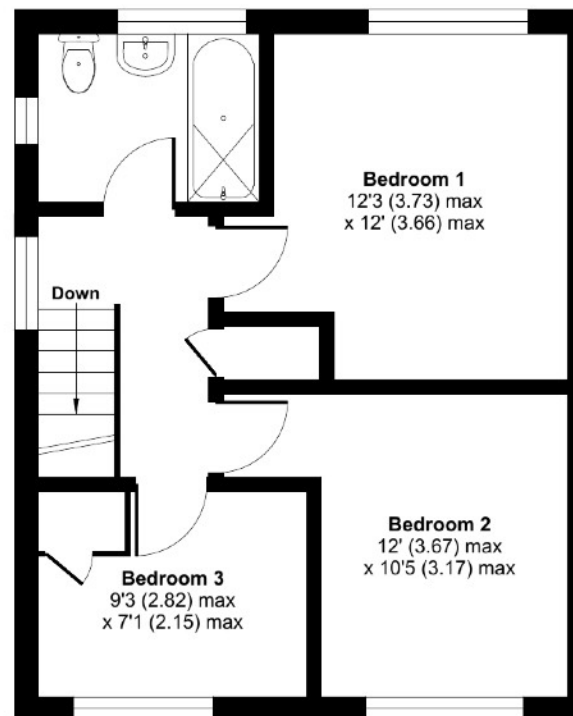
Rosemullion, Kingsdon, Somerton, TA11

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1287053

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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

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