



Queen Street, Keinton Mandeville, TA11 6EG

Offers Over £1,100,000 Freehold

COOPER  
AND  
TANNER







# Queen Street Keinton Mandeville, TA11 6EG

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 5  4  3  c.0.55 acres EPC C

## Offers Over £1,100,000 Freehold

This magnificent, detached home combines versatile extended accommodation, with high specification finishes, truly one of a kind bespoke features and a simply stunning landscaped west facing garden that must be viewed to be appreciated. Set within a secluded c0.55-acre plot at the heart of this sought after village and within a 15-minute drive of Millfield School.

### Accommodation

The property is entered via its front elevation, where the main entrance is sheltered and framed by a veranda, wrapped in a variety of colourful vines and climbing plants, creating a beautiful frontage that belies its modern interior. A solid oak door opens into the impressive reception hall with an imposing staircase leading to a 360-degree galleried landing above, with fitted storage cupboards below. Glazed internal double doors open to the spacious and naturally light, triple aspect sitting room, with double doors also opening to the rear garden and a stunning inglenook style fireplace incorporating a log burning stove. The former dining room has been transformed into a wonderfully authentic 'bar room' with traditional pub style sit-up bar, a wide range of fitted storage and illuminated display shelving, as well as under-counter fridges, a sound system and flatscreen TV. Bi-folding doors allow your gathering to spill out onto the substantial covered rear patio, in all weathers. Our clients have created a large and contemporary, yet intimate kitchen/diner suited to welcoming family and friends, as well as providing ample facilities for those who enjoy cooking. The kitchen itself features a wide range of stylish wall and base units with

'handleless' doors and composite worktops, twin undermounted sinks with 'Quooker' hot and cold tap and a selection of Miele integral appliances to include an eye level oven, microwave/oven, warming drawer, combination gas/induction hob and dishwasher. Space is provided for additional freestanding appliances (which could be available by negotiation) such as an American style fridge/freezer and full height wine fridge. Seasoned hosts and connoisseurs will love the addition of the bespoke 'wine room' in which to store their finest vintage. Moving further through the ground floor, you'll discover large versatile spaces including the family room which is flooded with daylight through the two large roof lanterns and boasting a media setup that's ideal for movie nights! Sliding double doors open to the multi-use games/gym room, further leading to the utility area, which offers a practical space for busy families to manage laundry away from the main living areas. Completing this floor, is a large fifth bedroom with stylish and recently updated ensuite shower room, offering superb guest accommodation or multi-generation living potential and a separate cloak/washroom serving the rest of the ground floor.

On the first floor there are four double bedrooms, all of superb proportions and each featuring substantial fitted wardrobes. The primary bedroom enjoys access to its own modern ensuite with double width walk-in shower cubicle, 'floating' wash basin over vanity and WC. The remaining bedrooms are served by the contemporary and spacious family bathroom, which has just been modernised to an excellent standard, comprising a double-ended freestanding bath, separate shower cubicle, WC and twin basins over vanity unit.















## Outside

Whilst the interior of this substantial home is to be admired, the external spaces are equally impressive in the size, quality of landscaping, versatility and privacy they offer. A traditional blue lias stone wall (likely quarried in the village upon its construction) encloses the property's frontage, with remotely controlled electric gates opening to a large courtyard, providing easy access for larger vehicles and off-road parking for multiple cars and other recreation vehicles. A wider than average gated side access, facilitates entry for garden machinery as necessary, whilst at the opposite side you'll find two generous, good quality timber cabins providing plenty of storage or workshop space. Planning permission has been granted for the construction of a large, detached garage and annex/games room to the northeast corner of the driveway. Plans can be found at Somerset Council's planning portal under references: 22/01947/HOU and 23/00806/NMA. The rear garden is an absolute dream for potential buyers who love to entertain, with a huge terrace spanning the entire rear elevation, sheltered from any stray summer showers by the equally impressive, glazed veranda. Your gathering can move seamlessly from inside to out, and vice versa, with several entry points from the living spaces to the terrace. Dine alfresco in complete privacy, in all weathers, against the backdrop of a beautifully designed tropical style garden. Beyond this, discover sizable lawns providing all the recreation space families could want, meeting a range of vegetable beds and a high-quality greenhouse at the rear,

affording keen gardeners the facilities to please even the most green-fingered of buyers. Further outbuildings include a generous summerhouse, and a double width timber shed, both with adjoining decked seating areas to provide a place to unwind, with varied aspects upon the garden. Sun seekers will especially appreciate the westerly aspect the garden enjoys, soaking up the summer sun from late morning into the evening in the summer months.

## Location

Located near the heart of the thriving village of Keinton Mandeville which boasts an active community and a wide range of amenities including a superbly stocked convenience store, the well-regarded Quarry Inn, a highly rated Primary School, Parish and Methodist Churches and further communal facilities including: tennis courts; playing fields; two playgrounds and the village hall. The convenient position allows for great access to transport links by road and rail, with the A303 between Devon and London just a 10-minute drive away and Bristol/Bath within 1 hour. Castle Cary is approximately six miles away and provides a mainline railway station (London Paddington Line) as does Yeovil to Waterloo. The towns of Street, Somerton and Glastonbury are approximately 10-15minutes' drive away, where a wide range of everyday amenities including health, leisure and shopping can be found. Renowned Millfield School is also located in nearby Street, as is Clarks Village Outlet Shopping Centre.



**Local Council:** Somerset Council

**Council Tax Band:** G

**Heating:** Gas fired central heating

**Services:** Mains gas, electric, water and drainage. Ultrafast fibre broadband and mobile signal with four major networks likely (Ofcom).

**Tenure:** Freehold



### Motorway Links

- M5 (J23)
- A303 Podimore



### Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)

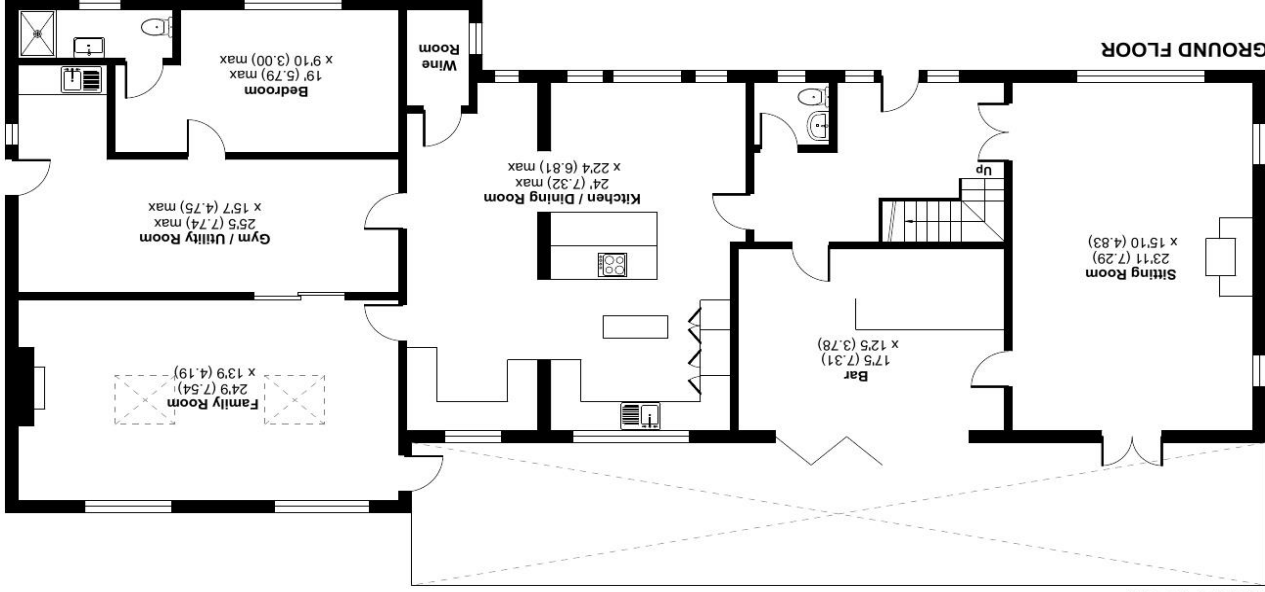
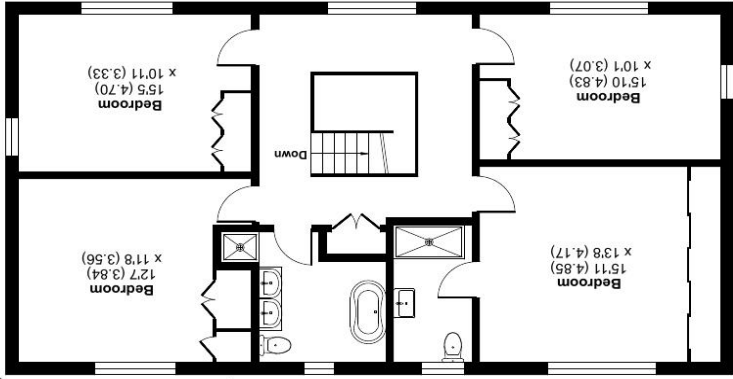


### Nearest Schools

- Keinton Mandeville (Primary & Pre-school)
- Millfield (Private), Crispin, Strode (Street)
- Ansford (Secondary, nr. Castle Cary)

# Queen Street, Keinton Mandeville, Somerton, TA11

Approximate Area = 3325 sq ft / 308.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Cooper and Tanner. REF: 1190542

## STREET OFFICE

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