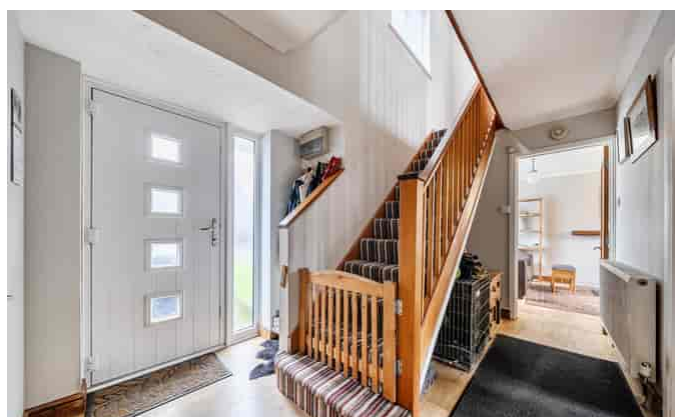


# Chapel Close

Keinton Mandeville, TA11 6EY

COOPER  
AND  
TANNER



## Asking Price Of £365,000 Freehold

Located in a small cul-de-sac in this ever-popular village, an extended three-bedroom detached home offering bright, sociable living spaces and an impressive open-plan layout ideal for modern family life. Well presented throughout and benefiting from a generous garden, driveway parking and a garage.

# Chapel Close

## Keinton Mandeville

### TA11 6EY

 3  2  2 EPC D

## Asking Price Of £365,000 Freehold

### ACCOMMODATION:

A welcoming entrance hall leads into the heart of the home. At one end front, the cosy yet naturally bright sitting room features a dual aspect including French doors opening to the rear garden, as well as a log burning stove creating a warm and inviting space for relaxation. The property's standout feature is the extended kitchen/dining/living area—an impressive open-plan space filled with natural light from skylights and bi-folding doors. The modern kitchen offers excellent fitted storage, plentiful work surfaces with a drainer sink, and a breakfast bar extending into the versatile dining / entertaining space. A generous utility room with fitted units, sink, and space for appliances ensures extra practicality, with further access to the garden and internally to the garage. A well-presented downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property offers three comfortable bedrooms. The principal and second bedrooms are good-sized doubles, both with lovely natural light, while the third bedroom provides an ideal child's room, guest bedroom, or study. All rooms are served by an attractive modern family bathroom fitted with a shaped bath and overhead shower, WC and vanity wash basin.

### OUTSIDE:

The fully enclosed rear garden is predominantly laid to level lawn with mature trees, planting areas, a patio and scope for personal landscaping. It provides a private and secure outdoor space for families, pets, or entertaining and offers an appealing yet relatively low maintenance plot.

To the front, the property benefits from driveway parking for two cars and access to the attached garage via a roll up door. A second gravel driveway offers additional off road parking facilities for another two cars or a larger vehicle.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with two major providers, whilst Ultrafast broadband is available in the area. A further range of material information is available within our online listings, or upon request from our office.

### LOCATION:

The sought-after village of Keinton Mandeville is the home of Blue Lias Stone, which is synonymous with traditional architecture throughout the wider area. Its origins are mentioned in the Domesday book but the village took off in the 19th century. It is now blessed with great facilities including a popular general store, hairdresser, public house, highly regarded Primary School, Parish and Methodist Churches and various recreation areas/pitches. Castle Cary is approximately six miles away and provides access to a mainline Railway Station (London Paddington Line). Bath and Bristol are approximately one hour by road. Renowned Millfield independent School is located in Street, just 10-15 minutes' drive away, as is Clarks Village and a wide range of shopping, restaurants, leisure pursuits and secondary education options.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.





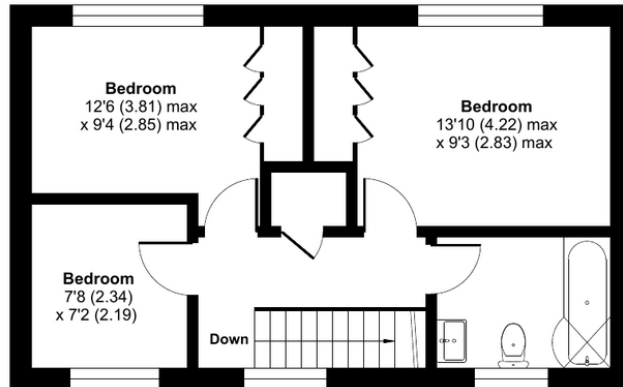
## Chapel Close, Keinton Mandeville, Somerton, TA11

Approximate Area = 1087 sq ft / 100.9 sq m

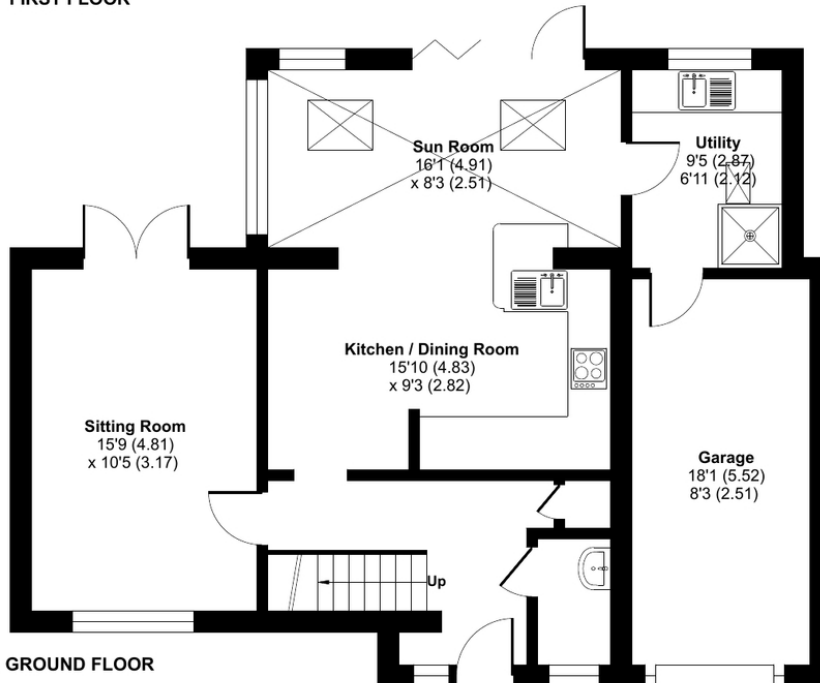
Garage = 147 sq ft / 13.6 sq m

Total = 1234 sq ft / 114.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1400245

### STREET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

