Lakeview Road

Keinton Mandeville, TA11 6FF

COOPER AND TANNER







Offers Over £400,000 Freehold

A superbly presented detached family home, beautifully positioned on this exclusive and highly regarded development in the ever-popular village of Keinton Mandeville. Combining the best of modern living with character style and benefiting from a generous landscaped garden to match.

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ACCOMMODATION:
Built in 2021 using local materials and an attractive natural stone exterior under a slate roof, this immaculately maintained property enjoys a lovely position on the edge of the village as well as the remainder of its 10 year NHBC.

A welcoming and spacious entrance hall, with attractive wood-effect LVT flooring, sets the tone for the rest of the home and leads through to a stylish cloakroom finished in a bold, contemporary colour scheme. The heart of the home is the naturally bright and impressive kitchen/dining room, fitted with a comprehensive range of shaker-style units, complementary patterned splashback tiling, compact laminate worktops and space for a large family dining table – with French doors opening directly onto the rear garden, perfect for indoor–outdoor entertaining. This well equipped kitchen also benefits from a ceramic drainer sink and integral appliances including a dishwasher, gas hob with extractor over, fridge/freezer and twin oven. A separate, generously sized lounge with engineered oak flooring, offers a further light and airy dual aspect reception space, with double doors opening onto the garden and plenty of room for comfortable family living.

Upstairs, the neatly designed landing leads to well-proportioned first floor accommodation, comprising three good-sized double bedrooms. The spacious principal bedroom enjoys its own a smartly appointed ensuite shower room, while the remaining rooms are served by the family bathroom. Both are finished to a high standard with part-tiled walls and quality white sanitaryware exuding a blend of modern convenience with traditional cottage style

OUTSIDE:
One of the standout features of this home is its generous, beautifully landscaped rear garden enclosed by mature planting and timber fencing, which is maturing to provide excellent privacy, as well as a providing a wildlife and horticultural haven. The garden has been thoughtfully arranged with a level lawn through it's centre, a productive greenhouse and raised vegetable beds, an ornamental rose arch, and a paved patio area ideal for al fresco dining, all bordered by attractive dry-stone walling that adds real character. There is plenty of space here for growing families, keen gardeners, or simply relaxing outdoors. Off road parking is provided for at least two family sized cars on the block paved driveway and further secure storage, parking or hobby space is afforded by the generous detached garage, which features light and power, including an EV charging point, along with a particularly large roof void offering obvious potential to adapt.

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 fibre broadband is currently connected to this property.

LOCATION:
Keinton Mandeville is a thriving and picturesque Somerset village, well served by an excellent range of local amenities including a village shop, primary school, church, popular public house, farm shop / cafe and active community hall hosting a variety of clubs and events. The village enjoys a strong sense of community while remaining wonderfully well placed for the surrounding countryside. The nearby market towns of Somerton and Castle Cary, plus Street and Glastonbury, offer further comprehensive shopping, schooling and leisure facilities, with Castle Cary mainline station providing direct rail links to London Paddington – making this an ideal location for those seeking village life with excellent connectivity.

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.



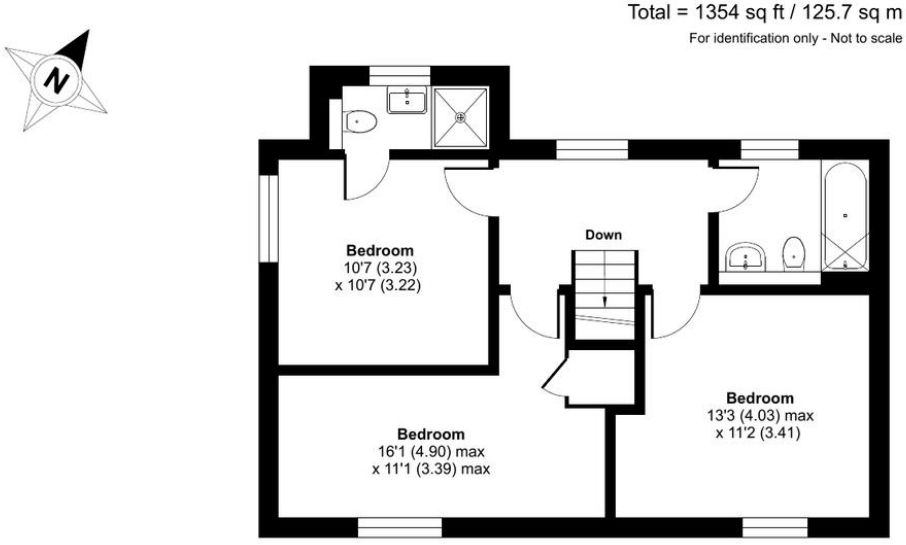




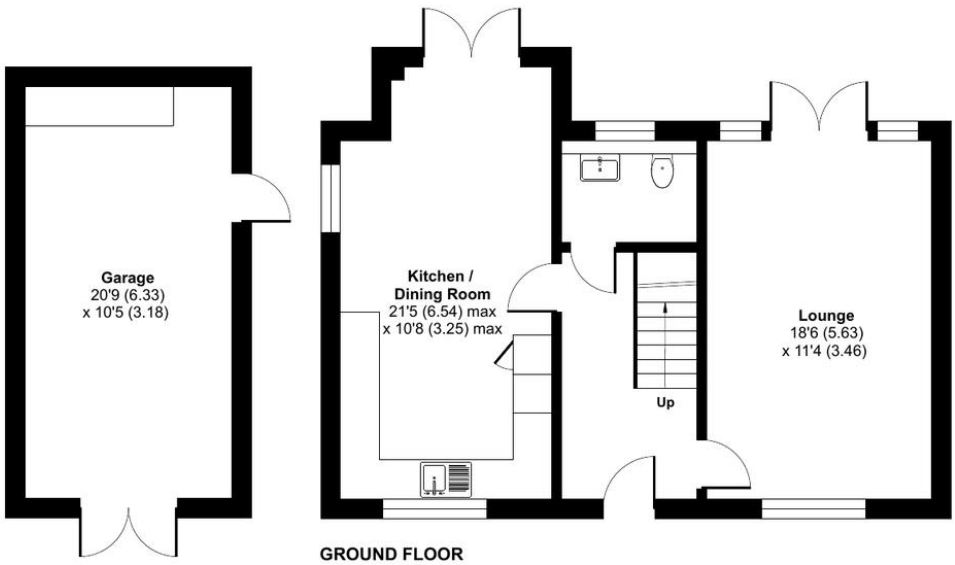


Lakeview Road, Keinton Mandeville, Somerton, TA11

Approximate Area = 1138 sq ft / 105.7 sq m
Garage = 216 sq ft / 20 sq m
Total = 1354 sq ft / 125.7 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: 1501291

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COOPER AND TANNER

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