

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CEDAR LODGE, CASTLE STREET, KEINTON MANDEVILLE, TA11 6DX



**CEDAR LODGE,
CASTLE STREET, KEINTON MANDEVILLE, SOMERSET, TA11 6DX**

A beautifully presented, individually designed single storey dwelling in the centre of this popular village, between Glastonbury, Somerton and Castle Cary.

Cedar Lodge was built in 2017, with great care and attention to ensure every room is light filled and spacious. The accommodation includes an entrance hall, stunning kitchen/dining/living room, utility, w/c, three double bedrooms and two bathrooms.

Outside there is a gravel driveway providing ample parking, a lawned garden and a garage with potential ancillary accommodation.

Offers are invited in the region of £575,000.

About the area

Keinton Mandeville is an historic village, named in the Domesday Book and dating back to at least Roman times. It's a thriving and friendly village with a church, village stores, pubs, farm shop, primary school and various clubs and societies. For more information see www.keintonmandeville.com.

The nearby towns of Castle Cary, Glastonbury, Street & Somerton all provide a good range of facilities whilst Wells, Sherborne, Yeovil, Taunton, Bath and Bristol are all within easy reach. The A303 is a few miles south and Castle Cary Station has a regular mainline service to Paddington.

There are good state and independent schools in the area including Ansford, Strode College, Crispin, Millfield, Wells Cathedral, and the Sherborne and Bruton schools.

Castle Street is a continuation of the High Street and Cedar Lodge is set well back from the village road down a gravel driveway.

Accommodation

Cedar Lodge is a beautifully presented, contemporary property with underfloor heating throughout, oak & travertine tile flooring and high quality fittings. The property has a mixture of stone and red cedar cladded elevations





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An entrance hall which runs through the centre of the property connects all the main rooms. There are cloaks cupboards, a w/c and utility all leading off the hall. A lantern skylight floods the room with light.

The kitchen/dining/living room is stunning. Two sets of bi-fold doors allow for inside outside living during the summer months. Within the kitchen area there is a wide variety of high gloss drawers and cupboards set into Correan worktops. Integral appliances include a dishwasher, wine cooler, fridge, freezer, induction hob with extractor, electric oven and microwave Combi-oven. LED down lights illuminate the work surfaces and travertine floor tiles.

The rest of the room is great for entertaining with masses of space and oak floors.

The master bedroom is across the hall and has the benefit of built in wardrobes and an en-suite shower room.

The guest bedroom has a walk in wardrobe and French doors leading out to the decking terrace. The third bedroom also has built in wardrobes.

The family bathroom is exceptionally well appointed with a bath, overhead shower, heated towel rails, double walnut vanity units with storage beneath and a w/c.

Outside

At the rear of the property is a generous decking terrace which, like the rest of the garden, enjoys a southerly aspect. The garden is laid to lawn and enclosed by a low Blue Lias stone wall. Beyond the garden is a lovely view of fields to the rear.

The garage/outbuilding is split into two parts. The garage at the front has power and an up and over door and at the rear of the building is a potential annexe with an en-suite (nearing completion) and a living area.

In front of the garage is a gravel driveway which could provide parking for several cars.





Further Notes

Mains gas, electricity, drainage and water.
CRL 10 year Structural Defects Insurance - Alpha Policy.
The driveway leading up to Cedar Lodge is owned by Bushmills House, Cedar Lodge has a right of way over the driveway.

Directions

From Castle Cary head into Keinton Mandeville on the B3153. After a few hundred yards you will pass a residential home on your left. The driveway can be found after a short distance after this on your left.

Energy Performance Certificate



Cedar Lodge, Castle Street, Keinton Mandeville, SOMERTON, TA11 6DX

Dwelling type: Detached bungalow Reference number: 8305-8265-6239-8727-5633
Date of assessment: 26 May 2017 Type of assessment: SAP, new dwelling
Date of certificate: 22 June 2017 Total floor area: 134 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

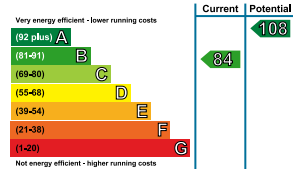
Estimated energy costs of dwelling for 3 years:	£ 1,485
Over 3 years you could save	£ 150

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 918 over 3 years	£ 921 over 3 years	
Hot Water	£ 345 over 3 years	£ 192 over 3 years	
Totals	£ 1,485	£ 1,335	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

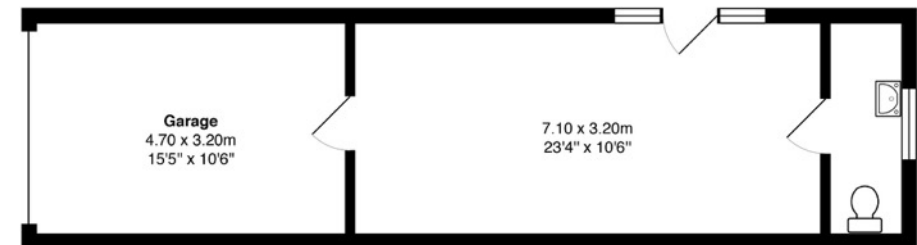
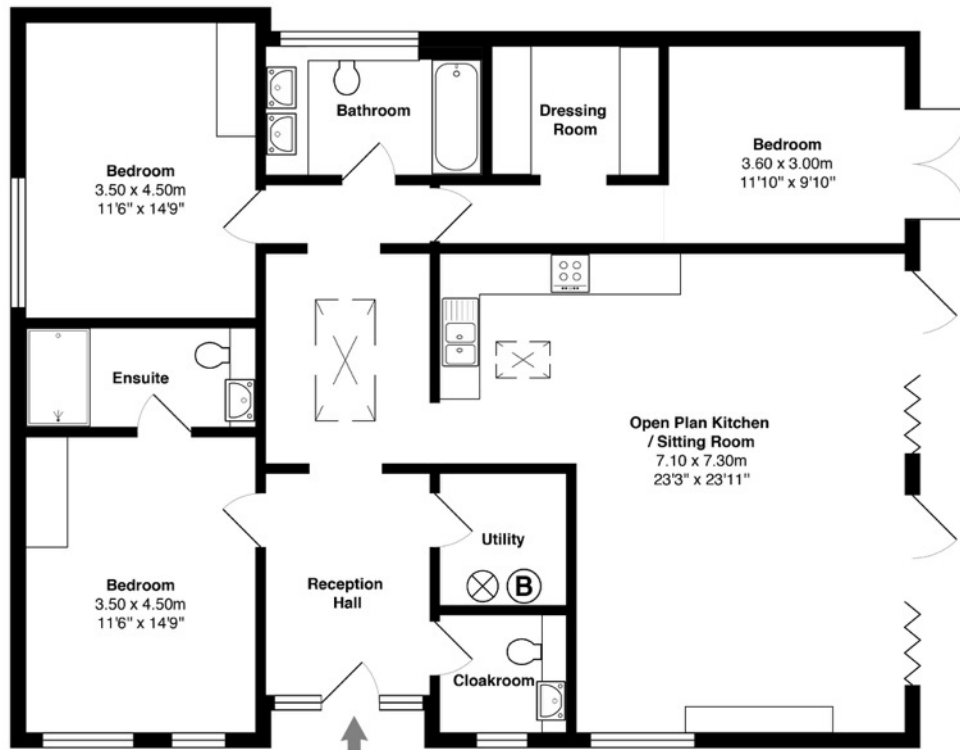
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 147
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 894
3 Wind turbine	£15,000 - £25,000	£ 1,668



Cedar Lodge, Keinton Mandeville



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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