



Stable Place Lodge Road Kingsdon Somerton Somerset

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A HANDSOME BRAND NEW DETACHED HOUSE ENJOYING A DELIGHTFUL SETTING ON A PRIVATE DEVELOPMENT IN THE GROUNDS OF AN HISTORIC MANOR HOUSE WITHIN THE FAVOURED VILLAGE OF KINGSDON AND ALSO VERY ACCESSIBLE FOR THE A303. VIEWING IS RECOMMENDED.

The accommodation is finished to a high standard and comprises: entrance hall, large attractive kitchen, sun lounge, utility, shower room, dining room, lounge with woodburner and doors onto the terrace and garden, underfloor heating, master bedroom with ensuite shower room, three further bedrooms and a family bathroom. Walled gardens. Driveway providing parking and leading to the garage. Attractive double glazed sash windows and oil fired central heating system.

LOCATION

Kingsdon is a favoured village located in south Somerset the amenities include a village shop, village hall, allotments, recreation field and gastropub the Kingsdon Inn. The popular market town of Somerton is just 3 miles away offering excellent facilities to include a supermarket, shops, doctor's surgery, pharmacy, post office, a choice of pubs, bistros and restaurants. Other nearby places include Street the home of Clarks Village and Millfield, the historic towns of Glastonbury, Sherborne and Yeovil providing shopping and business facilities. The development is within a 5 minutes of the A303 (Podimore roundabout) giving access East to the M3 for London and South towards Taunton and the M5. The cities of Bristol, Bath and Wells are 36, 33 and 15 miles respectively. Castle Cary is just 11 miles where the train station has a direct line to Paddington. Bristol Airport is 36 miles. Local private schools include Millfield School in Street, Kings School Bruton, Bruton School for Girls, Sherborne Girls, Sherborne Boys, Hazlegrove Prep in Sparkford, Queens Taunton, Kings Taunton, Sexeys School in Bruton and Wells Cathedral School. Charlton Mackrell C of E Primary School and Huish Episcopi Academy just rated one of the Top 10 schools in Somerset are within the catchment for state schooling.

DIRECTIONS

From Street follow the B3151 for approximately 7 miles passing Somerton. Take the second left turn for Kingsdon at the bottom of the hill into Lodge Road. Bear right and the site entrance will be found on the right hand side. From the A303: at the Podimore roundabout take the exit onto the A372 signposted Langport and Somerton. Take the second right onto the B3151. Take the next right into Lodge Road. Bear right and the site entrance will be found on the right hand side.

CONSTRUCTION

Stable Place is built to a unique design from dressed blue Lias stone with traditional architectural features including sandstone cills and copings, lead ridges on the porch roof, sash windows with conservation double glazing and natural slate rooves. The property is set in a landscaped walled garden with a flagstone style paved terrace and turfed lawns.

The accommodation is beautifully appointed and leads from a spacious entrance hall with an ash staircase rising to the first floor. The contemporary kitchen features Corian style work tops, integrated appliances and a large island unit. The kitchen opens on to an attractive sun lounge which overlooks the garden. A utility room is provided and leads to the ground floor shower room and the garage with painted plastered walls and ample lighting. Glazed doors open from the kitchen to the spacious dining room with matching doors opening to the lounge with a wood burner and french doors onto the garden. On the first floor a large landing has oak doors to the four bedrooms and the family bathroom which is fully tiled and includes a separate shower enclosure. Bedroom two and the master bedroom have ample built in wardrobes and bedroom one includes a fully tiled ensuite shower room. Stable Place has oil fired central heating with the added benefit of under floor heating throughout the ground floor living accommodation.

ENTRANCE DOOR

Panelled door opening to the entrance hall.

ENTRANCE HALL 10' 5" x 10' 3" (3.17m x 3.12m)

Spacious entrance hall with two double glazed sash windows to the front. An attractive staircase with solid ash newel posts. Oak doors to the kitchen, lounge and understair cupboard. Six downlights.

LOUNGE 20' 9" x 14' 10" (6.32m x 4.52m)

An attractive room with wood burner set on a sandstone hearth, double glazed doors opening onto the terrace and garden. Double glazed sash window to front. Three wall lights. Glazed double doors to dining room.

DINING ROOM 13' 5" x 11' 11" (4.09m x 3.63m)

Two double glazed sash windows to rear overlooking the garden. Matching glazed doors to the kitchen. Three wall lights.

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KITCHEN 20' 9" x 13' 3" (6.32m x 4.04m)

A stylish kitchen comprising ample base and wall units with Corian work top surfaces and tiling and lighting over. One and a quarter Corian sink with mixer tap. Large island unit with cupboards, wine racks, cutlery drawer and deep pan drawers. Glazed display cupboards. Integrated dishwasher and tall fridge/freezer. Stainless steel Leisure Range cooker with stainless steel cooker hood over. Double glazed sash window to front. Twelve downlights. Large opening to the sun lounge.

SUN LOUNGE 12' 6" x 8' 6" (3.81m x 2.59m)

Delightful room with full height double glazed windows overlooking the garden. Six downlights. Door to utility room.

UTILITY ROOM 8' 7" x 5' 10" (2.61m x 1.78m)

Stainless steel sink unit and work top surface with tiling over. Space and plumbing for a washing machine. Grant oil fired boiler. Oak doors to garage and shower room. Double glazed sash window to rear.

SHOWER ROOM

A white suite comprising pedestal wash basin, close coupled WC and large shower enclosure. Porcelanosa wall tiles. Double glazed sash window to rear. Two downlighters.

LANDING

A spacious landing with seven downlights and airing cupboard housing the hot water tank. Double glazed sash window to front. Oak doors to all rooms.

MASTER BEDROOM 16' 5" x 10' 6" including wardrobes (5.00m x 3.20m)

Double glazed sash window to front. Two built in wardrobes with oak doors. Double radiator. Oak door to ensuite.

ENSUITE SHOWER ROOM

A stylish white suite comprising close coupled WC, wall mounted wash basin and large shower enclosure. Fully tiled with Porcelanosa tiles. Hardwood double glazed sash window to rear. Chrome Towel radiator. Three downlights.

BEDROOM TWO 11' 8" x 9' 2" to face of the wardrobe (3.55m x 2.79m)

Double glazed sash window to the rear with views across to the south east and part of the cricket field. Two built in wardrobes with oak doors. Double radiator.

BEDROOM THREE 12' 0" x 9' 10" (3.65m x 2.99m)

Double glazed sash window to rear. Double radiator.

BEDROOM FOUR 11' 5" x 8' 7" (3.48m x 2.61m)

Double glazed sash window to front. Double radiator.

FAMILY BATHROOM

A stylish bathroom with a white suite comprising close coupled WC, pedestal wash basin, panelled bath with mixer tap and large shower enclosure all fully tiled with complimentary Porcelanosa tiles. Chrome towel radiator. Double glazed window to rear. Shaver light. Five downlighters.

OUTSIDE

The property is approached via a pillared entrance from Lodge Road. A block paved driveway provides ample parking and leads to the garage.

GARAGE 20' 3" x 9' 0" (6.17m x 2.74m)

Large solid timber doors. Two strip lights. Loft hatch.

FRONT GARDEN

Laid to lawn and chippings with flower borders. A path lined with lavender leads to the front entrance door. The garden is enclosed by Blue Lias stone walling and railings.

REAR GARDEN

An attractive garden enclosed by stone walling and arranged over two levels comprising a terrace with flower border and gravel area extending from the property. Steps lead down to the lower level which is laid to lawn. A gate provides pedestrian access to Lime Tree Close which forms part of the future development.

PURCHASERS NOTE

Management charge - To be confirmed. Each owner will be a member of the Kingsdon Manor Management Company Limited.

FINANCIAL SERVICES

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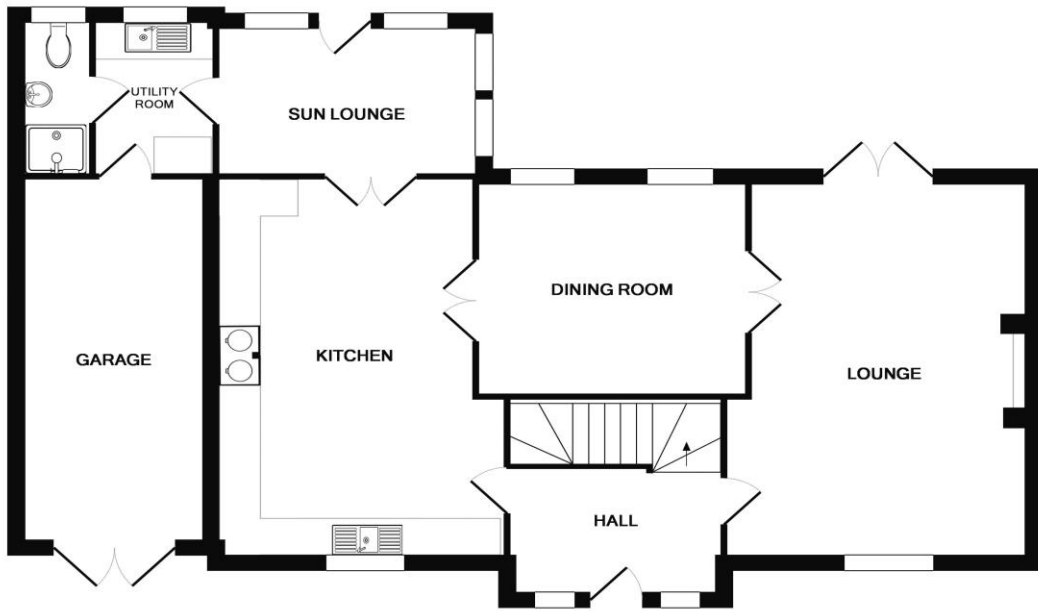
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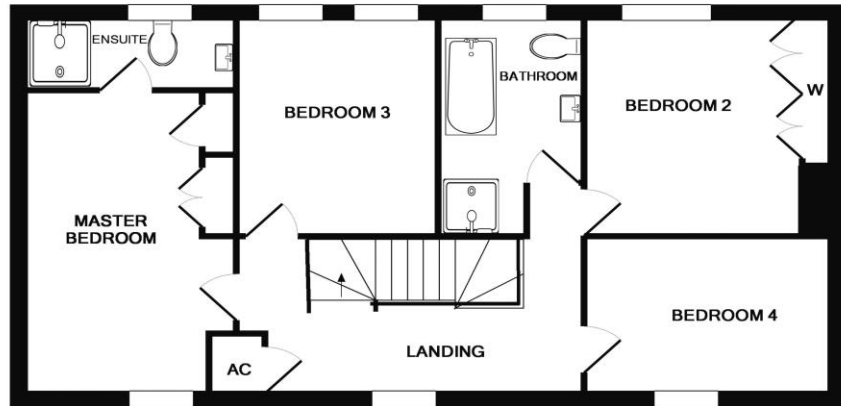
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GROUND FLOOR



1ST FLOOR

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Kingsdon Manor

- Plot 1 The Walled Garden
- Plot 2 The Limes
- Plot 3 1 Lime Tree Close
- Plot 4 2 Lime Tree Close
- Plot 5 3 Lime Tree Close
- Plot 6 4 Lime Tree Close
- Plot 7 5 Lime Tree Close
- Plot 8 The Coach House
- Plot 9 Stable Place
- Plot 10 Neal House
- Plot 11 Joliffe House
- Plot 12 Merchants House
- Plot 13 Kingsdon Manor
- Plot 14 The Dower House
- Plot 15 Fielders House
- Plot 16 Park View
- Plot 17 Arundel House
- Plot 18 (Existing A) Sherston House
- Plot 19 (Existing B) Damar House
- Plot 20 (Existing C) School House
- Plot 21 (Existing D) West House



Artist impression for illustrative purposes only.