



£425,000

At a glance...



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holland
& odam

Wheelwrights Cottage
Kingsdon
Somerton
Somerset
TA11 7JU

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, head north east towards Broad Street. At the roundabout, take the second exit onto Horse Mill Lane and then turn right onto B3151. Continue on B3151 for 1.8 miles and then turn left onto Kingsdon Hill. Continue onto Top St and the property can be found on your right.

Services

Mains electricity, water and drainage are connected. Oil central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Kingsdon is a small historic village nestled in the undulating hills of South Somerset, with far reaching views to the east and south. The village lies half-way between the Roman settlement of Ilchester and the market town of Somerton and retains its old-world charm. There is no through traffic and a wealth of historic cottages and elegant houses of individual character line the quiet streets. Many of the old (and some of the new) houses have been built using blue lias stone quarried from within the village. Kingsdon offers an array of amenities including a community run shop, located in the former school dwelling, 13th Century church, family run thatched pub Kingsdon Inn, village hall and allotments, children's playground and plenty of public footpaths enjoyed by keen hikers and dog owners. The village is home to a variety of clubs and societies and holds an annual summer festival for villagers and locals to enjoy on the green. Kingsdon is neighbour to National Trust owned 'Lytes Cary Manor' and well positioned for travel, being close to the A303 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

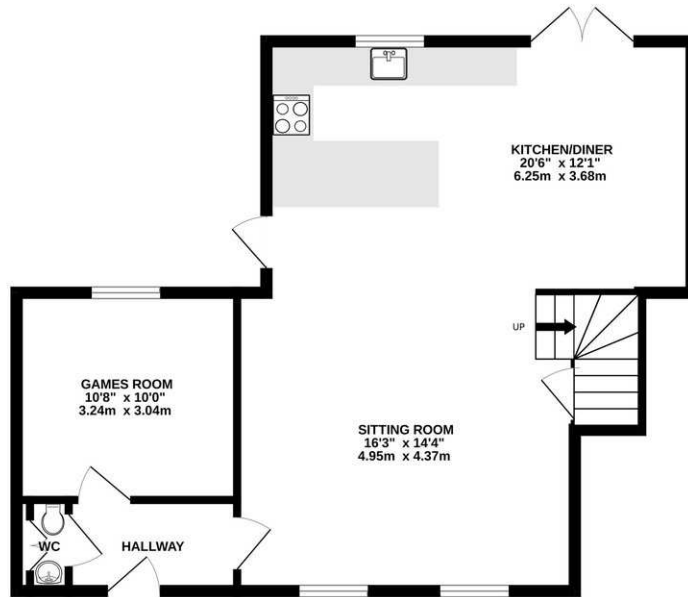
Insight

Wheelwrights Cottage is a charming stone-built home at the heart of the sought-after village of Kingsdon. Recently renovated throughout, the property combines period character with modern comfort, offering bright and spacious accommodation. The open-plan ground floor provides a welcoming living space with a sitting area leading into a generous kitchen and dining area, complete with French doors opening to an enclosed courtyard garden. A versatile snug or games room provides additional space for relaxing, working, or use as a fourth bedroom.

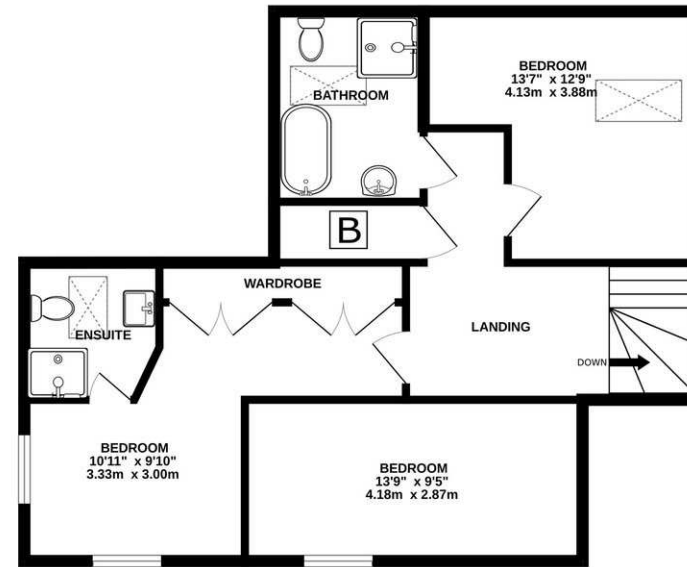
- Beautifully renovated stone cottage in the heart of Kingsdon village
- Spacious open-plan living area with modern kitchen and dining space
- Versatile snug or games room, ideal as a study or guest bedroom
- Three generous double bedrooms, including en-suite to the principal room
- Two enclosed courtyard-style gardens with outdoor seating areas
- Convenient location close to village amenities and excellent transport links



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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