





**Towers  
Wills**

Town & Country

**Hightrees, Rectory Lane, Hardington Mandeville,  
Somerset, BA22 9PG**

**£500,000**

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Towers Wills are pleased to present this beautifully maintained four-bedroom semi-detached home, set in a quiet cul-de-sac within the sought-after village of Hardington Mandeville. The property offers spacious accommodation including three reception rooms, kitchen, utility, study, en suite to master, and family bathroom. Outside benefits include a generous mature garden, driveway parking, and double garage. Rich in character with features such as exposed brickwork and timber floors, this home is ideal for families seeking village living with excellent access to Yeovil and surrounding towns. Early viewing is strongly advised.

### Key Features:

- Four well-proportioned bedrooms
- Three spacious reception rooms
- Master bedroom with en suite
- Character features including exposed brickwork and beamed ceilings
- Quiet cul-de-sac location
- Large garden with patio areas and mature planting
- Detached double garage with parking for two vehicles
- Oil-fired central heating
- Village location with amenities







### **Ground Floor Accommodation**

#### **Reception Hall**

Accessed via a thatched storm porch, the spacious hallway includes exposed brickwork, timber flooring, and under-stairs storage.

#### **Sitting Room**

Dual aspect with feature brick fireplace (not currently in use), beamed ceiling and archway through to:

#### **Dining Room**

Ideal for formal dining, with views over the rear garden.

#### **Kitchen**

Comprehensive range of fitted units with marble-effect worktops, integrated hob, extractor and dishwasher. Views to the rear garden.

#### **Utility Room**

With door to garden and plumbing for washing machine.

#### **Study**

Front-facing with open outlook – perfect for home working.



### **First Floor Accommodation**

#### **Galleried Landing**

With airing cupboard and access to a boarded loft.

#### **Master Bedroom**

Spacious double with en suite shower room.

#### **Bedrooms Two, Three & Four**

All well-proportioned, ideal for family living.

#### **Family Bathroom**

White suite with gold lustre fittings including bath, wash hand basin and w.c.





### Outside

To the front is a small, landscaped garden. The large rear and side gardens are mainly laid to lawn with two patio areas, mature trees, gravelled paths, well-stocked borders and stone walling.

### Double Garage

Opposite the property with twin up-and-over doors and private parking for two vehicles.

### Location – Hardington Mandeville

This picturesque village offers a strong community atmosphere and amenities including shop/post office, pub, and local clubs. Surrounded by rolling countryside and within easy reach of Yeovil, Sherborne and Crewkerne, with excellent transport links via the A30/A303 and rail services at Yeovil Junction (London Waterloo).

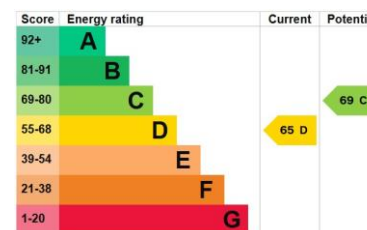


**Don't miss this opportunity to acquire a substantial and characterful village home – early viewing is highly recommended.**

*Contact Towers Wills to arrange your viewing today.*

### Agents Note

This delightful property boasts a complete rethatch completed in May 2021 by a local, Master Thatcher, renowned for his traditional craftsmanship. The roof features high-quality Turkish water reed, complemented by a beautifully finished straw porch and hand-crafted straw ridge. Our vendor also advises Towers Wills that the boiler is circa 2.5 years old - a rare opportunity to own a characterful home with a recently renewed thatch, offering both charm and peace of mind.

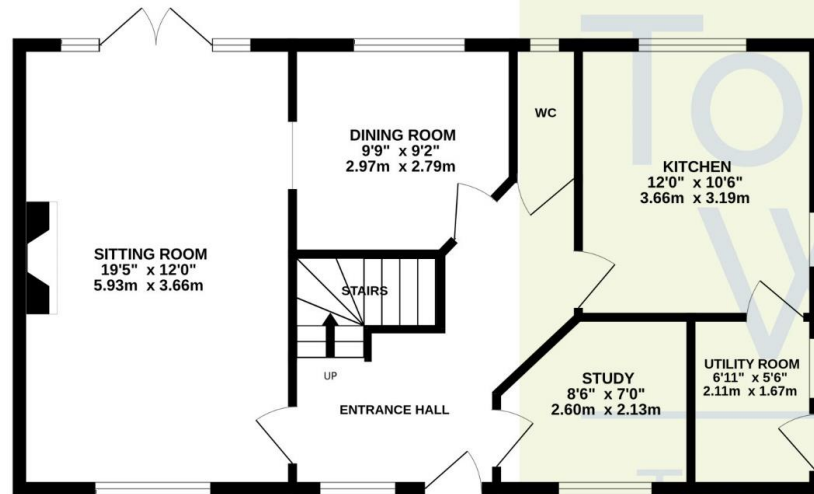




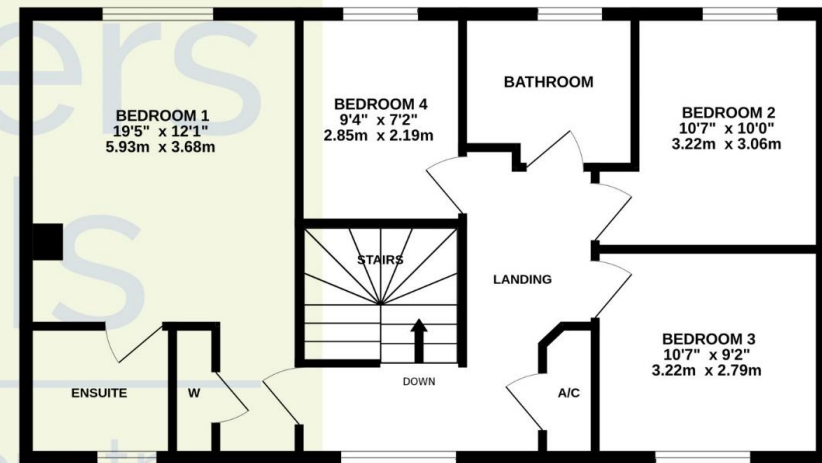




## GROUND FLOOR



## 1ST FLOOR



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