





£1,500,000

## To View:

Holland & Odam  
Market Place, Somerton  
Somerset, TA11 7NB

01458 785100

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)

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Energy Rating **A**

Council Tax Band **TBC**



### Services

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

### Local Authority

Somerset Council  
03001232224  
[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold

## Directions

Upon entering Keinton Mandeville from Somerton/ Street, proceed into the village passing the Quarry Inn on the left, upon reaching the crossroads, turn right into Queen Street. After approximately 300 meters, turn right into Chistles Lane. Turn left onto the Lakeview Development and continue until reaching Copia at the far end of the development, nestled within a corner plot enjoying open countryside views.

## Description

Nestled within the picturesque tapestry of Somerset's countryside, Copia stands as a beacon of sustainable elegance, seamlessly blending modern luxury with environmental consciousness.

Guarded by an imposing electronic gate, Copia's entrance is a symbol of both security and the fusion of technology with eco-friendly living. As the gate glides open, it unveils a sanctuary where the architecture, both inside and out, serves as a testament to thoughtful design and ecological responsibility. Copia effortlessly integrates with its surroundings, allowing the Somerset landscape to become an integral part of the living experience.

On the ground floor, floor to ceiling windows, strategically positioned throughout Copia invite the outside in, allowing natural light to flood the living spaces. Graceful sliding glass doors allow access from the extensive and open plan kitchen/family space to the west-facing covered terrace beautifully showcasing the fabulous and uninterrupted rural vista across the Somerset countryside. Continuing through the ground floor are another two reception rooms, a superbly equipped utility room, a beautiful boot room, study and further guest or staff suite.

The expansive windows continue to the first floor where the dual aspect primary suite enjoys the same incredible views. Sanitaryware by luxury design brand Lusso includes marble basins and a luxurious resin egg bath ensuring an opulent yet calm environment with each bedroom benefiting from its own bathroom.

## Location

Located between the market towns of Somerton to the West and Castle Cary to the East, the historic village of Keinton Mandeville is a tranquil yet vibrant place to live. Set amidst gently rolling countryside, Copia is located in an outstanding area of natural beauty. Dating back to Roman Times, Keinton Mandeville and its environs is steeped in history. Copia even plays host to its very own Roman ruin, now resting peacefully under the beautifully landscaped gardens. From cider mills to water mills and quarrying, Keinton Mandeville's past is typical of a thriving Somerset village.

There are a vast array of market towns and villages close by which have become wonderful and trendy spots to escape to, thanks to an influx of art galleries, individual and unique boutiques and new and vibrant places to eat and drink.

The advantages of living in this part of Somerset are endless! Take a short drive to Glastonbury Tor, one of the most famous landmarks in Somerset, or in under an hour, you could be strolling the magnificent World Heritage Site, the Jurassic Coast at Lyme. The historic town of Bath with its spectacular Georgian architecture and famous Roman Baths is also on your doorstep. Or why not visit The Newt in nearby Bruton for a tour of the stunning Cyder Mill and, whilst there, take advantage of the inspiring cultivated gardens and ancient woodland where you will find an abundance of cherished wildlife to behold, and plenty of fresh produce to enjoy.





The house is very well situated at the edge of the village with the gardens linking to open countryside. It is set behind a contemporary electronic/Smart sliding security gate which gives way to a sweeping gravel driveway.

To your right side is a nicely finished larch weather boarded garage which has solar panels on the roof providing back-up levels of electricity supply. The garage itself has light and power and there is both a side door access and a 7kw car charger.



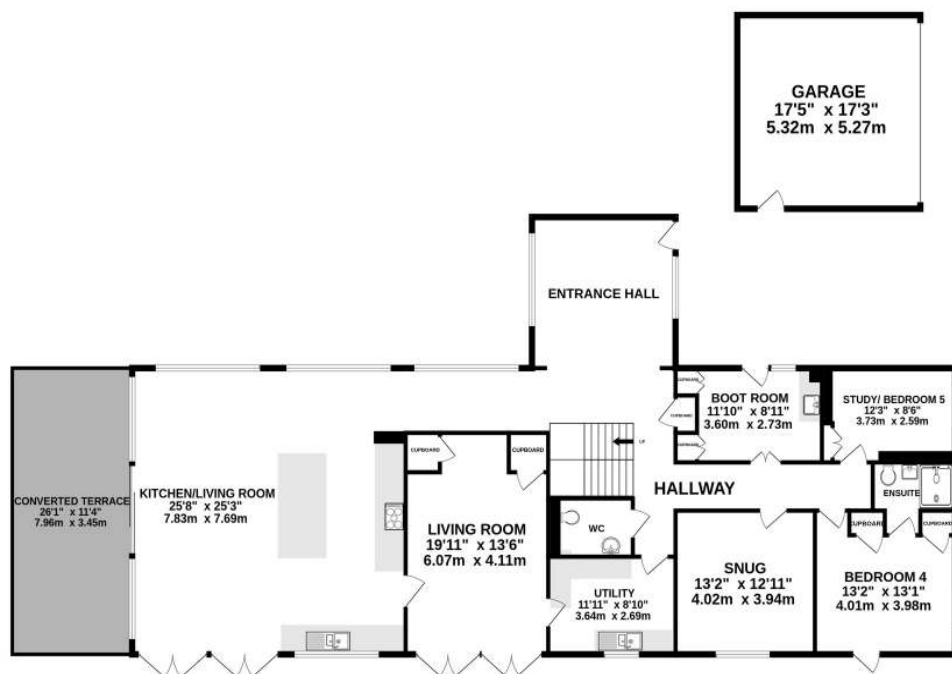
The generous gardens are mostly laid to lawn to the east side of the property with mature hedge borders and some lovely trees planted to enhance privacy. The pillared entrance is operated by a smart, sliding, electronic gate which opens onto an extensive gravel driveway, giving access to the detached double garage and providing parking for a number of vehicles. Further pathways sweep around the property, stopping occasionally to extend to contemporary cobble-paved terraces at various points providing places to sit and take in the beauty of the countryside.

Off the beautifully designed kitchen/ family entertaining space, large floor to ceiling glass sliding doors lead out to a magnificent, porcelain tiled covered terrace. Beyond the covered area lies a further terrace which has been designed with outdoor kitchen/BBQ and alfresco entertaining in mind. The gardens wrap-around the whole property and include, along one side, a wonderful re-wilding area of natural habitats alongside newt ponds and rockeries. The gardens themselves have direct views over the surrounding countryside, giving this home a true feeling of peace and tranquillity.

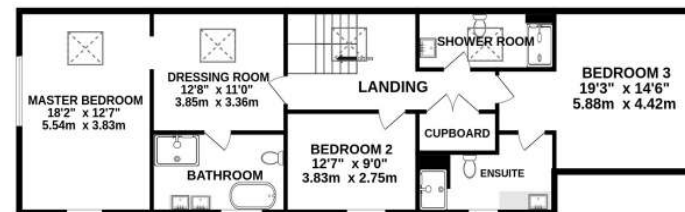
- \* Copia proudly stands on 0.9 acres
- \* Natural wood and Lias stone flooring
- \* Stairwell lighting by award-winning designer, Flos
- \* Kitchen with Neolith Crystal worktops and integrated Siemens appliances
- \* Lusso Stone Sanitaryware incorporating Marble Basins
- \* Carpets by Crucial Trading
- \* Air source heat pump with smart hot water and heating system
- \* Solar panels and EV charging point
- \* Electronic/Smart security gate



GROUND FLOOR  
3961 sq.ft. (368.0 sq.m.) approx.



1ST FLOOR  
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 3961sq.ft. (368.0 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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