

Copia

Keinton Mandeville | Somerset

GALION



“The English countryside is the most staggeringly beautiful place. I can’t spend as much time there as I like, but I like everything about it.”

Guy Ritchie



Breathtaking views can be enjoyed from nearby Glastonbury Tor.

Discover the Local Area

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.

Copia



 The alluring Somerset countryside.

A little further afield...

Though the village of Keinton Mandeville is superbly located in a wonderful rural position, Copia is also positioned close to some of the county's most picturesque and historic towns such as Somerton, Langport, Sherborne and Bruton; not to mention the wonderful cathedral city of Wells.

Only 5 miles southwest of Copia lies the historic market town of Somerton. The once capital city of Wessex, Somerton's Market Square offers an extensive range of facilities such as fashion boutiques, delis, bakeries, cafes and restaurants.

In the wider local area is Langport, a market town on the River Parrett. Langport is home to a pharmacy and medical centre, as well as a well-stocked library.

In the heart of the Somerset Levels, the marshy and moorland walks are a countryside lover's dream, with flora and fauna unique to the area.


The neighbouring town of Bruton is home to popular independent traders and antique shops that draw in clientele from near and far, with many enjoying the wonderful dining experiences on offer at some of the county's most popular eateries. Hauser & Wirth, an arts centre occupying a former farmstead is home to a vibrant program of art exhibitions, events and residencies. To the east, woodland trails lead to King Alfred's Tower, a folly commemorating the end of the Seven Years' War.




1



2

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1. Market Town of Langport.
 2. Bruton Dovecot.



 Wells Cathedral.

Fine Dining & Exclusive Shopping

Copia is well connected to some fantastic shopping amenities, with Bath accessed in under an hour. More locally within neighbouring towns and villages are some of the finest local pubs and restaurants celebrating all of Somerset's fabulous produce. The White Hart in Somerton is a popular destination for many in the surrounding villages. At only a short distance away, the wonderful menu is seasonal and locally sourced.

The popular town of Bruton is only 20 minutes away and has been dubbed "The coolest town in the West Country" by Conde Nast and the "new Notting Hill" according to Countryfile.

Nearby Clarks Village in Street is well worth a visit and at only a 10-minute drive away, a very welcome shoppers' paradise. Offering a mix of everyday and aspirational brands, together with an array of contemporary and culinary concepts this wonderful and award-winning emporium has something for everyone.



- 4. Matt's Kitchen, Bruton.
- 5. The White Heart, Somerton.
- 6. Bruton.
- 7 & 8. At the Chapel, Bruton.



History & Culture

The once capital city of Wessex, Somerton, is just 5 miles away and holds a Market Day on the first Friday of every month. Further afield, yet only 20 minutes drive away, is the ancient cathedral City of Wells; home to one of the most beautiful of English cathedrals and dating back as far as 705.

Glastonbury's historic abbey is only a stone's throw away and hails as the final resting place of the legendary King Arthur. Dominating the local landscape is Glastonbury Tor, with the mystical St Michael's Tower atop, drawing intrigue and speculation from far afield.

So many nearby towns run deep with ancient history, still seen in the fabulous architecture of their high streets today.



Wells Cathedral.



Prestigious Education

The area offers a superb range of highly regarded state and public schools of international acclaim.

The internationally respected Millfield School, just under 7 miles away, is a co-educational independent school famed for its wide ranging, sporting excellence having produced many international sports and Olympic athletes. The school boasts an impressive alumni having been represented at every Olympic games since 1956. Offering many Academic, Art, Music and Sports Scholarships, Millfield continues to be deeply embedded within the local community.


Hazelgrove Prep School, only 7 miles away, embraces kindness and compassion alongside traditional values. Set in 200 acres of the countryside, Hazelgrove has advanced facilities that aid individuals tremendously while embracing the natural environment.

Wells Cathedral School, among the oldest in Europe, is a multicultural and co-education school specialising in academia, sport, drama, music and mathematics whilst nearby Bruton hosts an array of outstanding schools including King's Bruton and co-educational state boarding school, Sexey's.

At around a mile away, Barton St David Pre-School nurtures children from age two into the world of education. And, of course, on Copia's doorstep is Keinton Mandeville Primary School which achieved a "Good" Ofsted rating in their most recent assessment.

Amongst others, the local secondary school, Huish Episcopi in Langport also boasts a popular sixth form for Further Education.



 Sherborne School.

At a glance

| | | |
|---|-----------|------------|
| Butleigh Primary School | 1.5 miles | 4 minutes |
| Keinton Mandeville Primary School | 2 miles | 5 minutes |
| Millfield School | 4 miles | 8 minutes |
| Charlton Mackrell C of E Primary School | 4 miles | 9 minutes |
| Huish Episcopi Academy | 10 miles | 19 minutes |
| King's Bruton | 12 miles | 25 minutes |
| Sexey's School, Bruton | 12 miles | 25 minutes |
| Wells Cathedral School | 12 miles | 26 minutes |
| Sherborne School | 15 miles | 30 minutes |
| Leweston School, Bruton | 18 miles | 38 minutes |
| King's College, Taunton | 23 miles | 47 minutes |
| Taunton School | 26 miles | 48 minutes |
| Queen's College, Taunton | 27 miles | 50 minutes |

TRAVEL BY CAR - DISTANCES AND TIMES ARE ESTIMATED

Explore the best the area, and beyond, has to offer

Well connected

Copia is surrounded by cultural county towns, beautifully bustling cities, and quaint rural villages. You're never far from what's going on.

Larger county towns of Taunton and Dorchester and the stunning cities of Wells, Bristol, Bath, and Exeter are all within easy reach. You'll enjoy endless shopping centres and outlets, markets, sports facilities, restaurants, and bars that cater to all ages and interests.

The A303, M5 motorway, and mainline rail services at Castle Cary, Wincanton, Yeovil, and Taunton ensure straightforward travel for those driving or using public transport. There aren't any barriers to exploring everything this area offers.

Whether you're visiting family and friends abroad or escaping to the sun and sand, it's made easy with close access to international airports in Bristol and Exeter.

UNESCO World Heritage Site

The spectacular South Dorset coastline, a UNESCO World Heritage Site covering 95 miles of stunning coastline with charming beaches, isn't too far away either.

It forms part of the 630-mile South West Coast Path, taking in some notable locations such as Lyme Regis, Chesil Beach, Studland, Bournemouth, and Poole. Poole, with its magnificent harbour, is one of the largest in the world and a destination for all types of water sports enthusiasts.

Sports and leisure

International and national sports can be found all around the area, with ample sporting events nearby. You can watch and enjoy horse racing at Wincanton, Bath or Taunton racecourses. Cheer on national rugby teams in Bath, Bristol or Exeter and, in addition, international games at the Principality Stadium are under two hours away. If cricket is your passion, Somerset Cricket Club in Taunton is close by and plays host to a number of major international matches.

Weekend getaway

Awarded the World's Best Boutique Hotel at The World's 50 Best Hotels 2023, The Newt in Somerset is less than 10 miles away. This reimagined country estate epitomises the beauty of Somerset through divine food in the Botanical Rooms, magical gardens, rustic woodlands, exquisite landscapes, seasonal workshops, and enchanting breaks in their Boutique Hotel.



Durdle Door on the stunning South Dorset coast.



- 6. The Royal Crescent in Bath.
- 7. Enjoy the thrill at nearby racecourses.
- 8. The Newt in Somerset, Castle Cary.

A Developer with Heart

Galion are proud to offer an exquisite new home.

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.

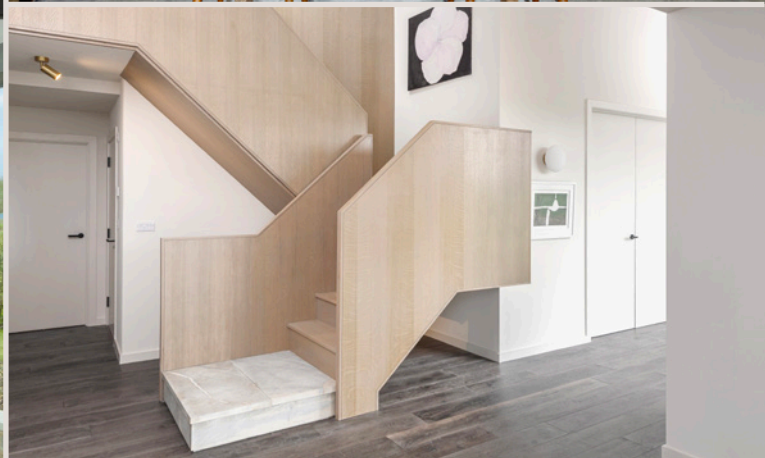
On the ground floor, floor to ceiling windows, strategically positioned throughout Copia invite the outside in,

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.

Copia





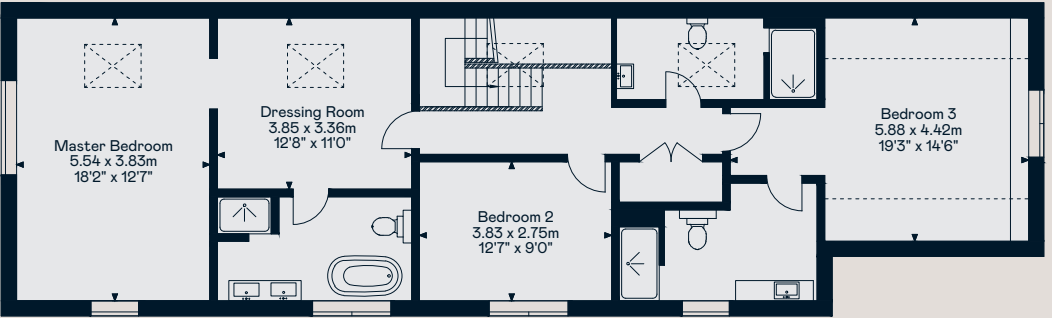
GROUND FLOOR

| | Metres |
|----------------------|-------------|
| Entrance Hall | 4.14 x 4.14 |
| Kitchen/Sitting Room | 7.83 x 7.69 |
| Utility | 3.64 x 2.69 |
| Dining Room | 6.07 x 4.11 |
| Study | 3.73 x 2.59 |
| Snug | 4.02 x 3.94 |
| Boot Room | 3.60 x 2.73 |
| Bedroom 4 | 4.01 x 3.98 |
| Covered Terrace | 7.96 x 3.45 |
| Garage | 5.32 x 5.27 |

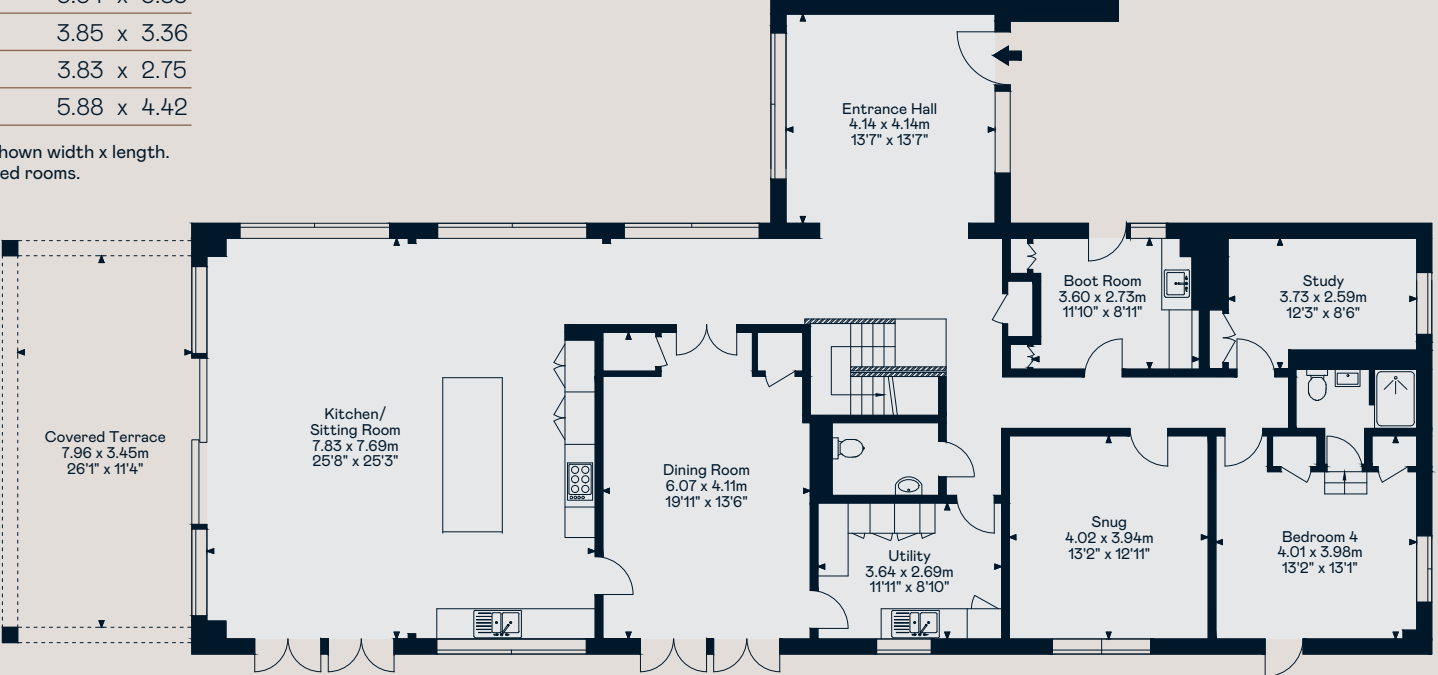
FIRST FLOOR

| | |
|----------------|-------------|
| Master Bedroom | 5.54 x 3.83 |
| Dressing Room | 3.85 x 3.36 |
| Bedroom 2 | 3.83 x 2.75 |
| Bedroom 3 | 5.88 x 4.42 |

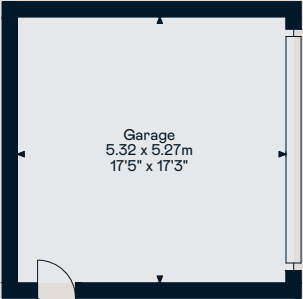
All dimensions given are approximate and are shown width x length.
Maximum dimensions supplied in irregular shaped rooms.



FIRST FLOOR



GROUND FLOOR



A superior specification

Interiors

- All interiors designed by Bath-based design team at Room Studio

Kitchen

- Kitchen made in UK by local Wellington based company incorporating Neolith Crystal worktops and Alpina Mid Oak door fronts
- Integrated Siemens Kitchen Appliances
- Quooker boiling water tap

Bathrooms/En-suite

- Lusso Stone Sanitaryware incorporating Marble Basins
- Master En-suite – freestanding, matte finish stone resin bath by Lusso Stones

Heating/Water

- Smart Hot Water and Heating System
- Underfloor heating throughout the ground floor and all first floor bathrooms
- Air Source Heat Pump

Floors Finishes

- Natural Wood and Lias Stone Flooring
- Crucial Trading Carpet throughout the first floor

Electrical

- Stairwell lighting by Italian designer Flo
- In-line Solar Panels on the garage
- EV charging point
- Electronic/Smart Security Gate

Garden

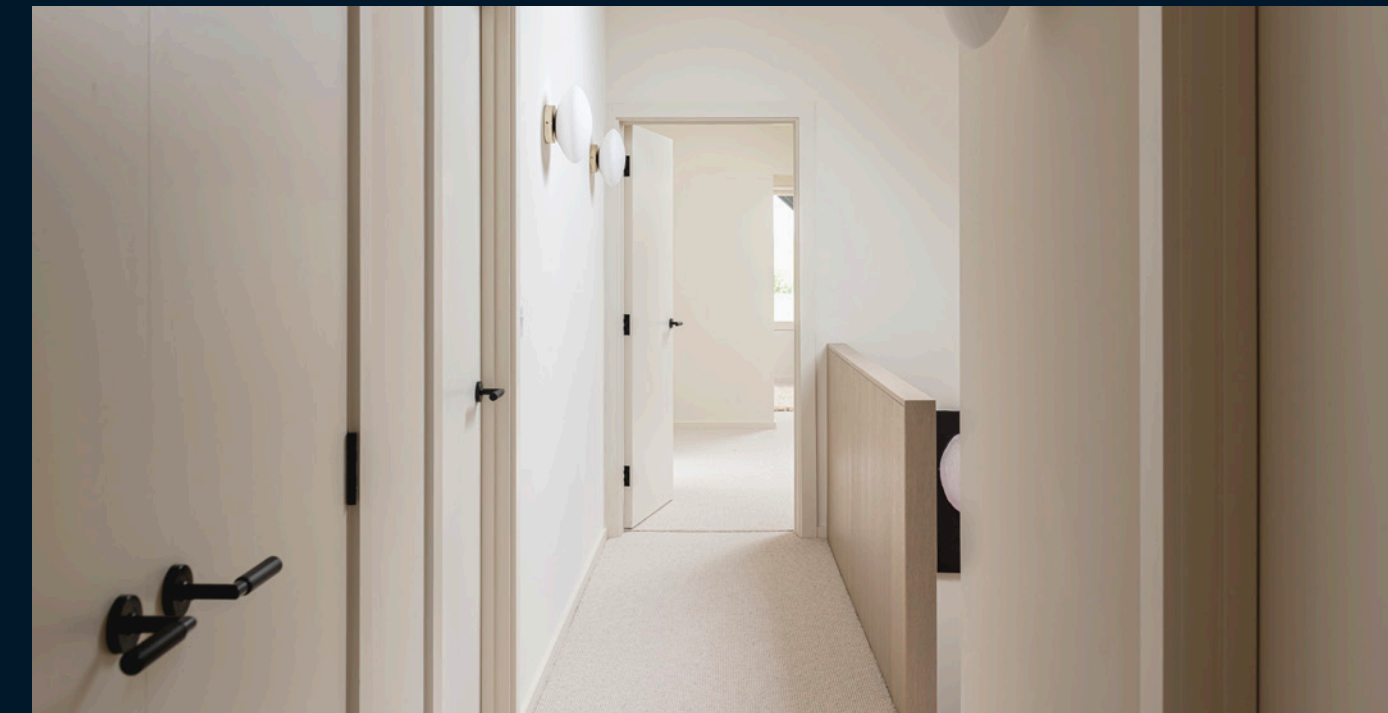
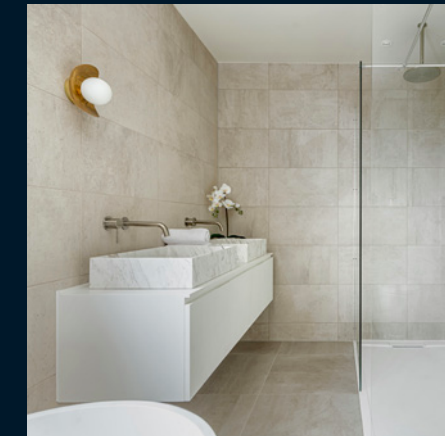
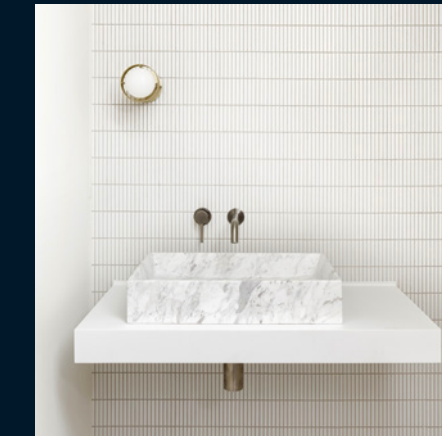
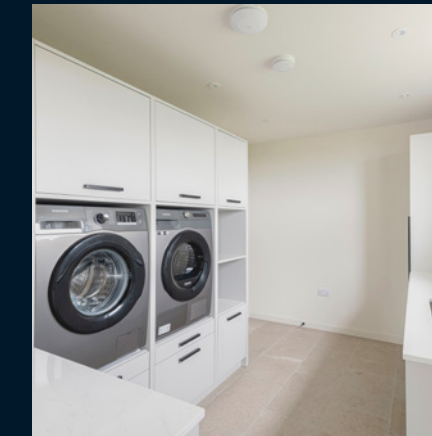
- Fully Landscaped Gardens with discrete lighting

Warranties

- 2 year Defects Warranty provided by Galion
- 10 Year Structural Warranty provided by BuildZone

Warranties

- EPC Rated A



DIRECTIONS

From the A303 take the exit at Podimore onto the A37 signposted to Shepton Mallet, Bristol and Bath. After around 2.6 miles turn left onto Common Lane and after around a mile turn right onto Queen Street. Follow Queen Street for 0.3 miles and turn left onto Chistles Lane. Go past the primary school on your left and then turn left onto Lakeview Road. Follow Lakeview Road all the way to the end and Copia is the last house on your right. What3Words: lows.cubed.elbow

DESTINATIONS & PLACES OF INTEREST NEARBY

| | | |
|---|----------|------------|
| A303 at Podimore | 4 miles | 5 minutes |
| M5 | 20 miles | 30 minutes |
| Castle Cary Train Station (under 1.5 hours to London) | 6 miles | 10 minutes |
| Bristol Airport | 30 miles | 50 minutes |
| Exeter Airport | 47 miles | 60 minutes |
| Street | 7 miles | 12 minutes |
| Somerton | 5 miles | 7 minutes |
| Glastonbury | 9 miles | 20 minutes |
| Langport | 9 miles | 20 minutes |
| The Newt in Somerset | 8 miles | 20 minutes |
| Bruton | 10 miles | 20 minutes |
| Frome | 20 miles | 40 minutes |
| Bath City Centre | 30 miles | 50 minutes |
| Bristol City Centre | 30 miles | 50 minutes |

PLEASE NOTE: All distances and travel times are approximate travelling by car.

LOCATION

Copia, Lakeview Road, Keinton Mandeville, Somerton TA11 6FF

GALION



Copia

Keinton Mandeville | Somerset

The logo for Holland & Odam, featuring the company name in a sans-serif font with a green ampersand.

ALL ENQUIRIES:

Call: 01458 841411 | hollandandodam.co.uk

GALION
www.galion.ltd



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