





£825,000

To View:

Holland & Odam
3, Farm Road, Street, Somerset
BA16 0BJ
01458 841411
street@hollandandodam.co.uk



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Energy
Rating **A**

Council Tax Band
G

Services

Mains gas, electric, water and drainage. Highly energy efficient with solar panels and ground floor underfloor heating.

Local Authority

South Somerset District Council
01935 462462
southsomerset.gov.uk

Tenure
Freehold



Directions

From Glastonbury/Street take the Butleigh Road towards Butleigh. On entering the village, cricket ground on the left, continue along Sub Road and take the fourth turning on the left into Barton Road (Rose and Portcullis Public House on the corner). Continue and on entering Barton St David negotiate the sharp right hand bend and continue, passing the Barton Inn on the right. At the crossroads turn left into Mill Road where Laurels Drive can be found after approximately 0.5 miles on the right hand side. 3 Laurels Drive is in the far right hand corner of the development.

Location

The Laurels are superbly located on the very edge of the village. Barton St David is a popular village situated to the south east of Glastonbury between the villages of Butleigh and Keinton Mandeville which each offering village stores and primary schools. Barton St David has a pub and a church. The surrounding centres of Street (Millfield School), Glastonbury (Millfield Preparatory School), Somerton, Yeovil and Castle Cary (Railway Station - direct line to Paddington) provide a choice of shopping centres and are 6, 7, 6, 15 and 9 miles distant respectively. The cities of Bristol and Bath are 32 and 33 miles distant and the A303 Podimore Junction 8 miles

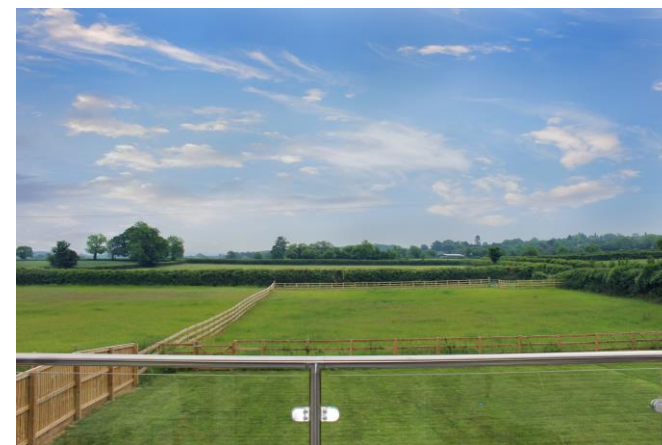


Description

An attractive property that covers an impressive 3,372 square foot, the main access is taken from the front of the property via an oak framed storm porch. A bespoke solid oak front door opens into a spacious entrance hall, where a glazed galleried landing sets the scene for the light airy feel that is mirrored throughout the property. Matching panelled doors lead off to a large cloakroom with coats cupboard, laundry room, spacious home office, second reception room, storage cupboard and all other ground floor rooms. The stunning Porcelanosa floor tiles continue through to the kitchen, cloakroom and laundry room. The principal reception room, which is dual aspect is both spacious and bright. French doors lead out onto the terrace which makes the most of the views across the garden and paddock, this coupled with the solid oak flooring and wood burning stove makes this a pleasant room to relax in.

The open plan kitchen/dining/family room is the hub of the home with a vaulted ceiling, high quality kitchen perfect for keen cooks and entertainers alike with French doors that open onto the terrace. The stylish kitchen includes a range of high gloss base, drawer and pantry units, a large central island with breakfast bar, remote controlled mood lighting and white Corian work top surfaces. A vast array of built in Neff appliances to include a dishwasher, tall fridge, tall freezer, wine cooler, two ovens, steam oven and a combination oven. Caple induction hob with down draft extractor. The dining area provides space for a large dining table, chairs and sofa. The ground floor bedroom suite is generously sized complete with an ensuite shower room and built in wardrobe.

On the first floor the large galleried landing has matching doors that lead off to all bedrooms, airing cupboard and storage cupboard ideal for suitcases and baggage. A superb master suite is complete with fabulous ensuite bathroom and balcony taking in uninterrupted views over the garden, paddock and countryside beyond. The spacious guest suite also contains built in wardrobes and ensuite shower room with space for a dressing table. Two further double bedrooms both with built in wardrobes and views are serviced by another super bathroom with separate shower and freestanding bath.

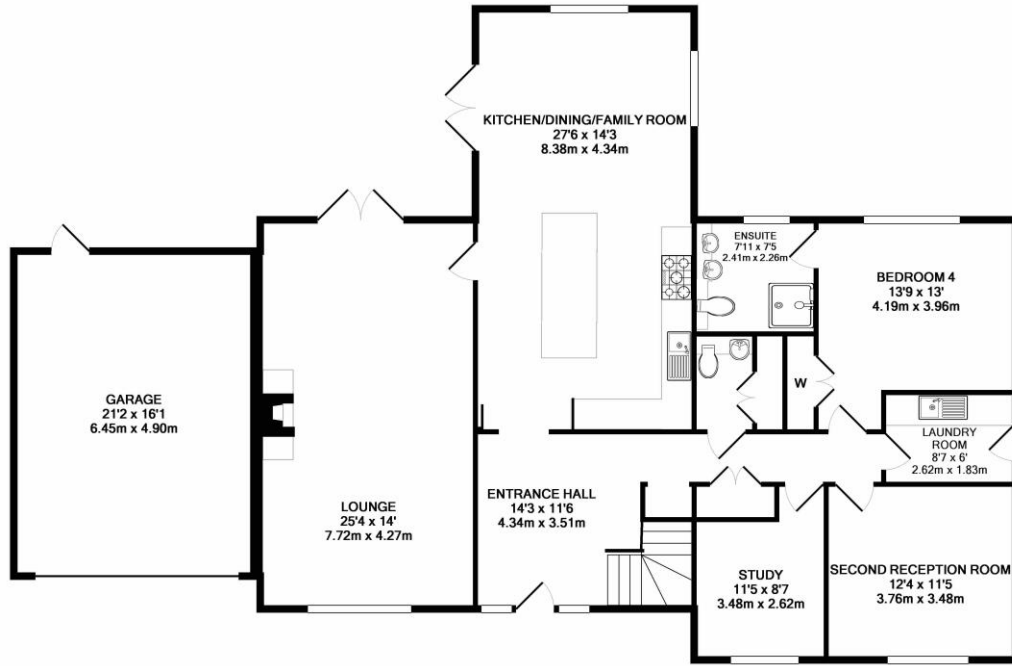


Set in just under an acre the spacious feel of the property continues outside. Ideally positioned in the corner of the cul-de-sac where a block paved drive leads up to the double garage and provides ample parking, a must for a family home. Front garden is laid to lawn with attractive shrub borders, a useful gate gives access to the rear of the property. The private and generously sized rear garden benefits from a southerly aspect, a vast expanse of lawn has been laid for ease of maintenance, a blank canvas for any keen gardener. A spacious terrace extends from the rear elevation ideal for al fresco dining. To the side of the house there is an area which is also accessed from the laundry room making it an ideal clothes drying area. Beyond the garden is the fully enclosed paddock. Finally, a fabulous double garage complete with remote control doors, power, light and plenty of storage. In all a property is highly energy efficient, including air source heat pumps, solar panels, triple glazing, ground floor underfloor heating and gas central heating. The site in total measures 0.98 acres. Measurements taken from Go View.

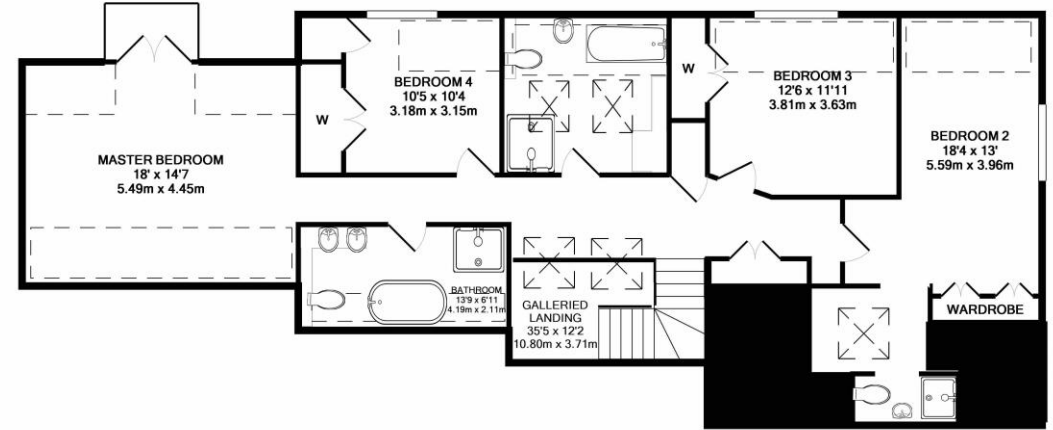
Please note - Photographs taken prior to current tenancy.

- Stunning detached property covering 3,372 square foot
- Set in just under 1 acre with a view over your own paddock and countryside beyond
- Five double bedrooms and four high quality bathrooms
- Stunning high specification kitchen and dining room
- Dual aspect lounge with log burning stove
- Home office, second reception and laundry room
- Double garage and ample parking
- Energy efficient home having ground floor underfloor heating, triple glazing, solar panels and heat recovery system





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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