

# COOPER & TANNER

THE ART OF AGENCY



## Barton Road, Butleigh

Detached four bedroom home offering plenty of scope to improve, large well-kept gardens and no onward chain.

**Guide Price £490,000**

To Contact  
**COOPER & TANNER**  
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- No onward chain
- Large front and rear gardens
- Great scope to improve
- Views of Glastonbury Tor
- Two reception rooms
- Two shower rooms

### Description

The property enjoys a versatile layout, benefiting from a large lounge, separate dining room and kitchen breakfast room. There is also a ground floor bathroom and a well-proportioned bedroom. The principal rooms all enjoy views overlooking the vast gardens which surround the property on three sides. The lounge, which includes a triple aspect, features a flame effect fire and a partially exposed parquet floor, whilst the kitchen provides ample space for seating and is comprehensively fitted with a number of units. There is also a built in oven, gas hob and plumbing for a dishwasher. A separate utility room, located off the kitchen provides further plumbing facilities, additional storage and covered access to both the front and rear of the property.

Three double bedrooms and a second shower room can be found on the first floor. With scope to extend over the utility and garage (subject to any necessary regulations), there is great potential to add a further bedroom which could incorporate en-suite facilities.

### Outside

The property is surrounded by large, private and well tended gardens combining to give the property much of its appeal. There are a various trees, hedge borders and distant views towards Glastonbury Tor and the Mendip Hills. To the front is a driveway and access to a single garage which has power, light and benefit of a courtesy door.

### Directions

Approach the village of Butleigh from Glastonbury (Sub Road), pass through the village and take the fourth left turning onto Barton Road just before the Rose and Portculis Inn. The property is located along this road on the left hand side, identified by our For Sale board.

### Location

The village of Butleigh is located just three miles south of Glastonbury & Street and within easy reach of the A303. The village provides a shop and sub post office, a public house and church. The neighbouring towns offer excellent shopping and leisure facilities. The village is within easy reach of the reputed Millfield preparatory and senior schools.

### Council Tax Band 'E'

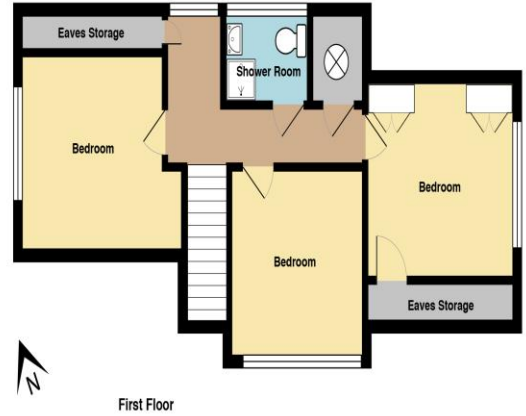
**Services** All mains services are connected.

**Tenure** Freehold      **EPC Rating** 'E'



Windrush, Barton Road, Butleigh, Somerset, BA6 8TH

## Windrush, Butleigh



### ROOM DIMENSIONS

- Lounge 11' 5" x 21' 10" (3.48m x 6.68m)
- Kitchen 14' 11" x 12' 0" (4.56m x 3.66m)
- Dining room 12' 6" x 9' 9" (3.83m x 2.99m)
- Bedroom 11' 10" x 12' 11" (3.62m x 3.96m)
- Utility 13' 3" x 6' 11" (4.05m x 2.12m)
- Bedroom 10' 9" x 11' 8" (3.28m x 3.56m)
- Bedroom 13' 0" x 10' 9" (3.98m x 3.28m)
- Bedroom 10' 7" x 10' 4" (3.24m x 3.16m)
- Garage 20' 0" x 8' 11" (6.12m x 2.74m)



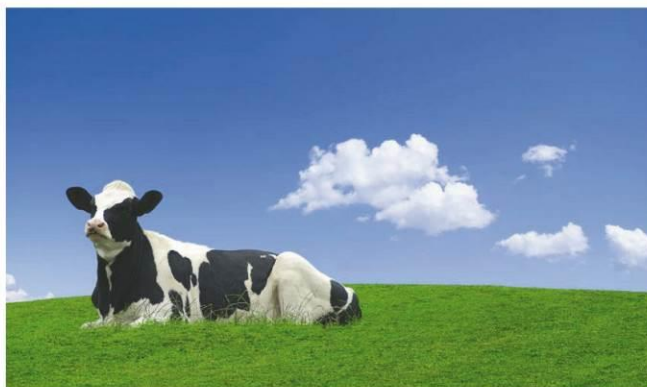
Guide Price £490,000



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