

CHINDIT HOUSE

GLASTONBURY • SOMERSET





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23 WELLS ROAD • GLASTONBURY • SOMERSET

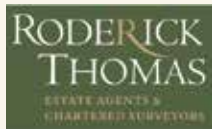
An imposing Grade II listed Arts and Crafts townhouse, one of the largest private residences in Glastonbury, located close to the vibrant town centre with country walks on the doorstep.

Reception hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room • Utility room
Cloakroom • Laundry room • Boot/dog room • Cellars/store rooms
3 Principal bedroom suites • 4 Further bedrooms • 2 Further bathrooms • Box room • Linen store
Garaging • Workshop • Garden stores

Attractive garden

In all about 0.93 acre (0.38 hectare)

Street 2 miles • Wells 6 miles • Taunton 18 miles (Paddington 2 hours) • M5 (J23) 13 miles
(Distances and time approximate)



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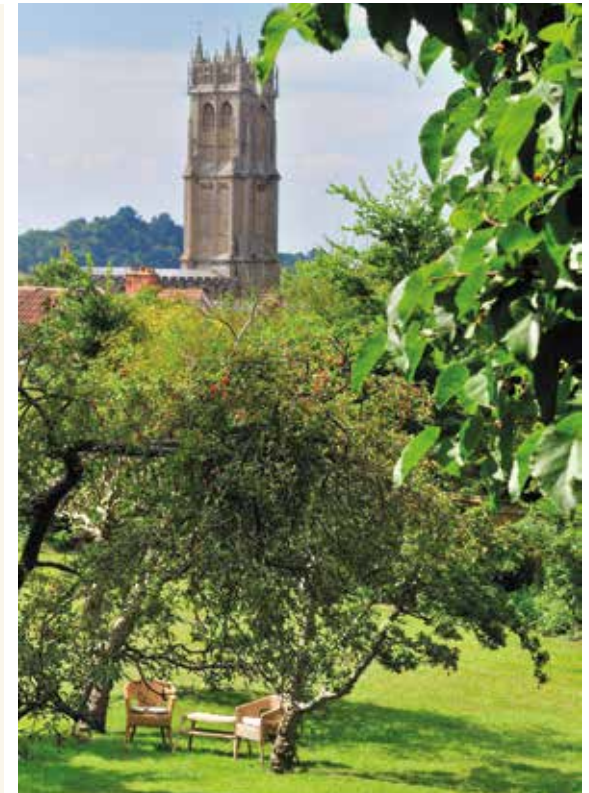
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Your attention is drawn to the Important Notice on the last page of the brochure.



Chindit House

The house is an imposing Grade II listed property and one of the largest private properties in Glastonbury. It has gothic style frontage and was built in 1903. It is constructed of a decorated stone front elevation carved in the early English style with plain dressed stone on the south side and with high quality random rough stone on the north and west elevations under a clay tiled roof with stone and brick chimneys with a small attached rendered extension. The property is the masterpiece of an ecclesiastical builder who created it to serve as both his own grand residence and as a demonstration of all the skills and resources at his disposal. The ornate front door surround is complimented by stone mullioned windows with leaded glass and decorated sash windows. Many rooms feature attractive open fireplaces, cornicing, panelling and dado rails. Wood panelled reception hall with attractive patterned tiled floor and grand oak staircase. Dining room with quarry tiled floor and original cast iron Eagle range with stone surround and mantel. Kitchen/breakfast room with free standing units including a large stainless steel sink with mixer tap, Falcon gas-fired/electric range with 6 ring hob and Bosch dishwasher.

High quality bathroom fittings have been used throughout including Bette steel and enamel baths, Italian sanitaryware and Matki power showers. The principal bedrooms are well proportioned with the main bedrooms on the first floor and with the secondary bedrooms continuing onto the second floor. Chindit House currently accommodates a niche market quality three bedroom B&B (www.chindit-house.co.uk) as listed in Special Places to Stay - Sawday's British Bed & Breakfast Guide. The town attracts international visitors all year round.







Situation

Glastonbury is a vibrant market town with a wide range of shopping, business and recreational facilities. The house is a short stroll from the High Street which boasts independent retailers including quality food shops and cafes alongside complimentary health clinics.



Schools: Millfield and Millfield Junior School at Street, Hazlegrove at Sparkford, Wells Cathedral School, Kings School Bruton, Bruton School for Girls, Sexeys School Bruton (state boarding) and Sherborne Schools.



Entertainment: Wells, Taunton, Yeovil, Bath and Bristol.



Restaurants: A number of bistro pubs and restaurants within the town and local area.



Walking: Country walks on the doorstep. The ancient landscape of Glastonbury Tor is accessed 5 minutes from Chindit House. The ruined Abbey in the heart of the town stands in 36 acres of parkland, orchard and gardens.



Shopping: Glastonbury, Street (Clarks Shopping Village), Wells, Shepton Mallet and Taunton.



Golf: Wells, Taunton, Yeovil and Sherborne.



Travel: M5 (J23) is accessed in about 13 miles providing a north/south link. The A303 is accessed at the Podimore roundabout, about 10 miles, providing a direct east/west link joining the M3 to London.



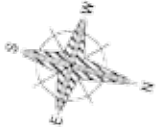
Mainline rail service from Castle Cary and Taunton to London (Paddington) in circa 2 hours.



Bristol and Exeter Airports are both within about 1 hour's drive offering connections around the UK, Europe and to other destinations.

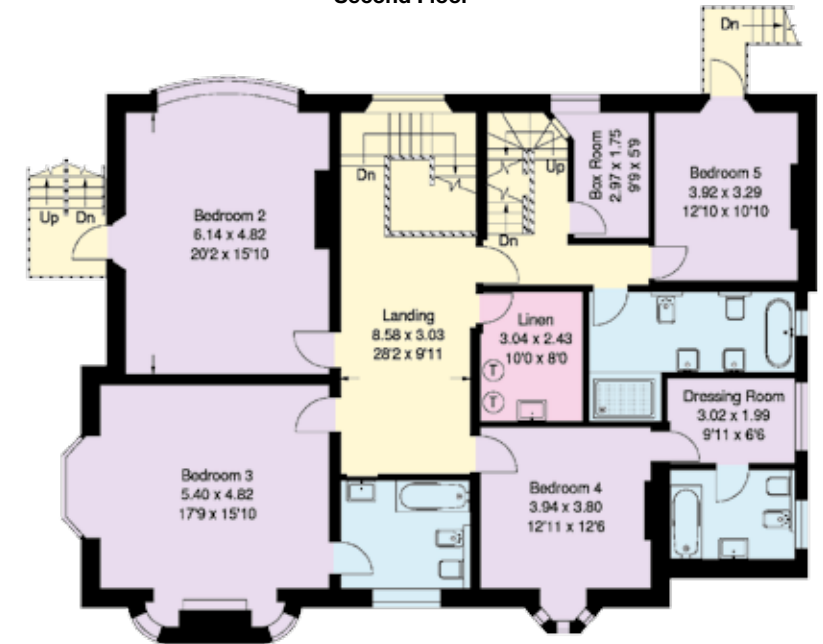
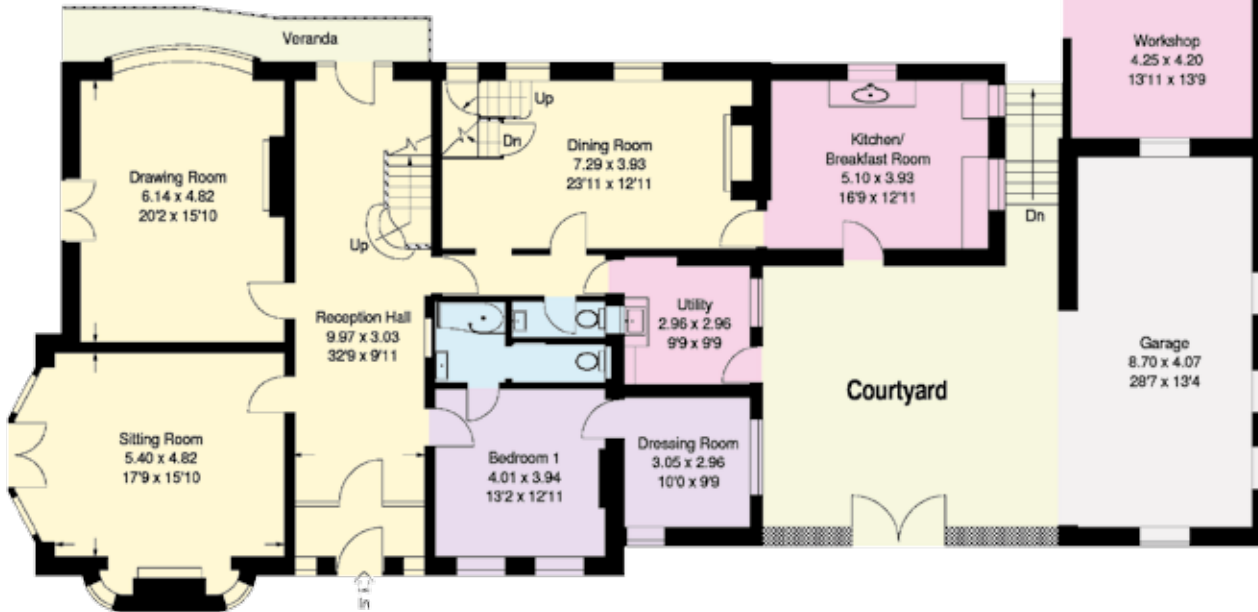
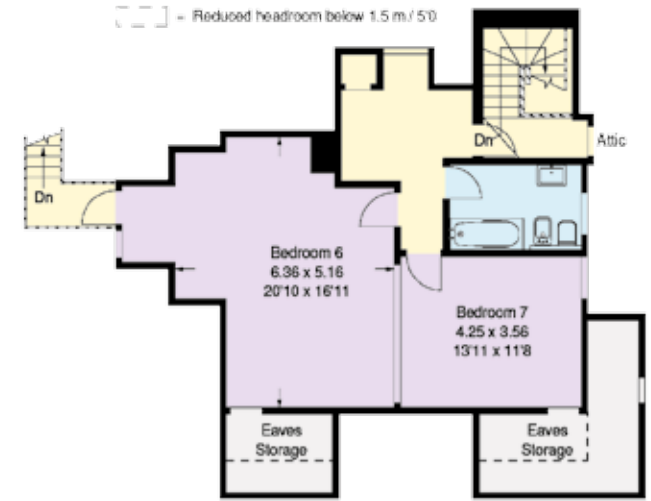
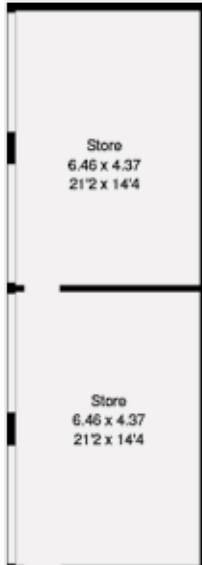
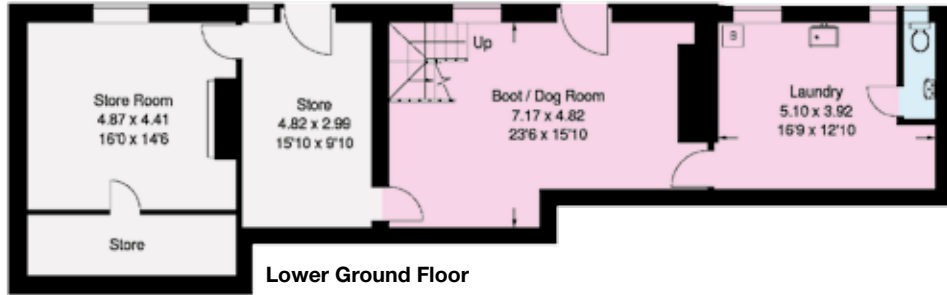






Approximate Gross Internal Areas
 Main House - 570 sq.m (6,135 sq.ft)
 Garage/Outbuildings - 113 sq.m (1,215 sq.ft)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



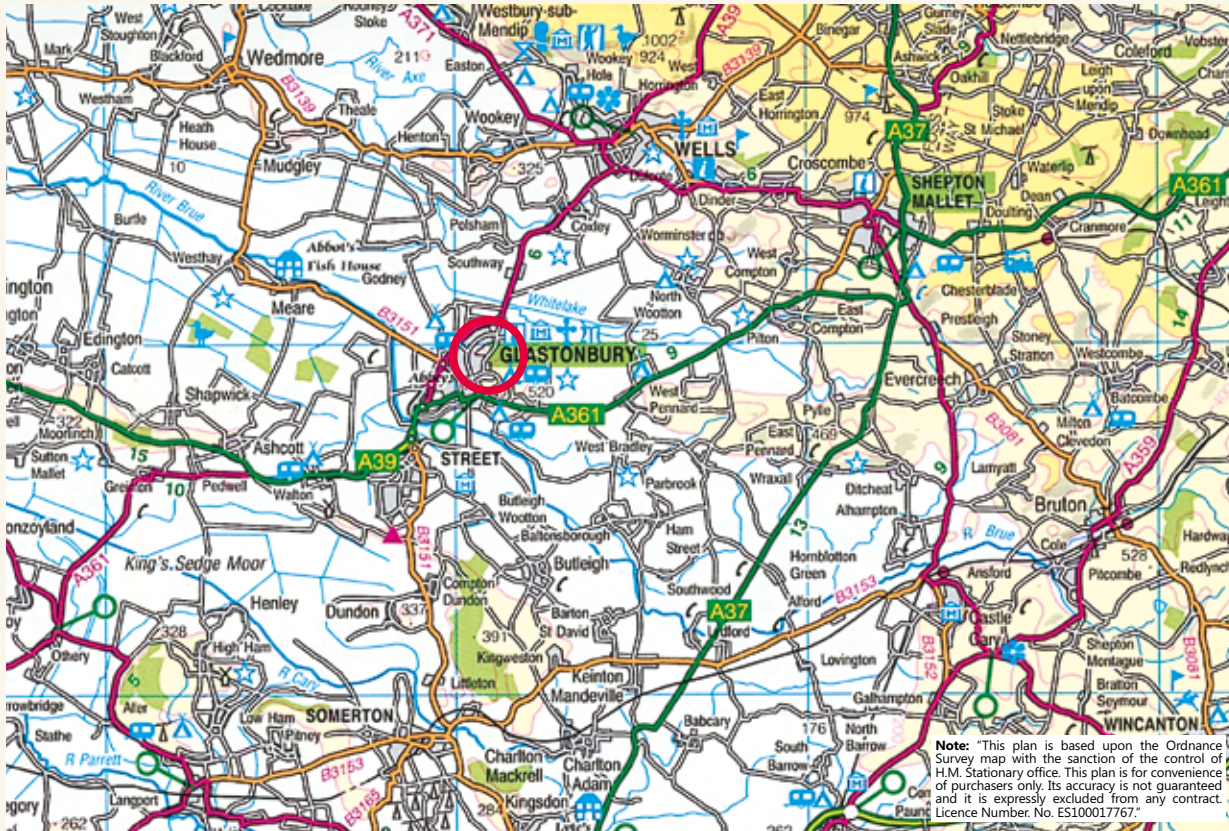


Gardens and grounds

The property is approached off Wells Road with a car access leading to a short drive and onto a further area of gravel with parking. Pedestrian access via a wicket gate leading from the pavement onto a paved path to the front door. Double gates near the main entrance continue into a secure enclosed courtyard with access to the garage and back door.

The front garden is screened by trees and a high hedge of mixed and native shrubs, including holly, hazel, bay, laurel and hawthorn. A major asset is the unusually large town garden which lies to the rear (W) and on one side (S) with a gate from the front garden or alternatively accessed directly from the house. The garden comprises a large level expanse of lawn on two principal tiered levels. The lawn is interspersed by a wide variety of mixed mature

trees. The rear garden is enclosed by brick wall and timber close board fencing together with a hedge and shrubs giving a good degree of privacy. There are views across Glastonbury towards the parish church and from the upper floors across the Somerset Levels to the Polden, Quantock and Mendip Hills. Outbuildings include a workshop and 2 large garden stores.



Directions (Postcode BA6 9DN)

From the town of Glastonbury proceed north on the A39 towards Wells. Chindit House will be found on the left a short distance along Wells Road (before reaching St Edmunds Road on the left).

Services

Mains water, electricity, drainage and gas. Gas-fired central heating.

Council Tax Band: F

Viewings

Viewings by appointment with joint sole agents Knight Frank LLP and Roderick Thomas.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure

Freehold

Local Authority

Mendip District Council: 01845 3003352

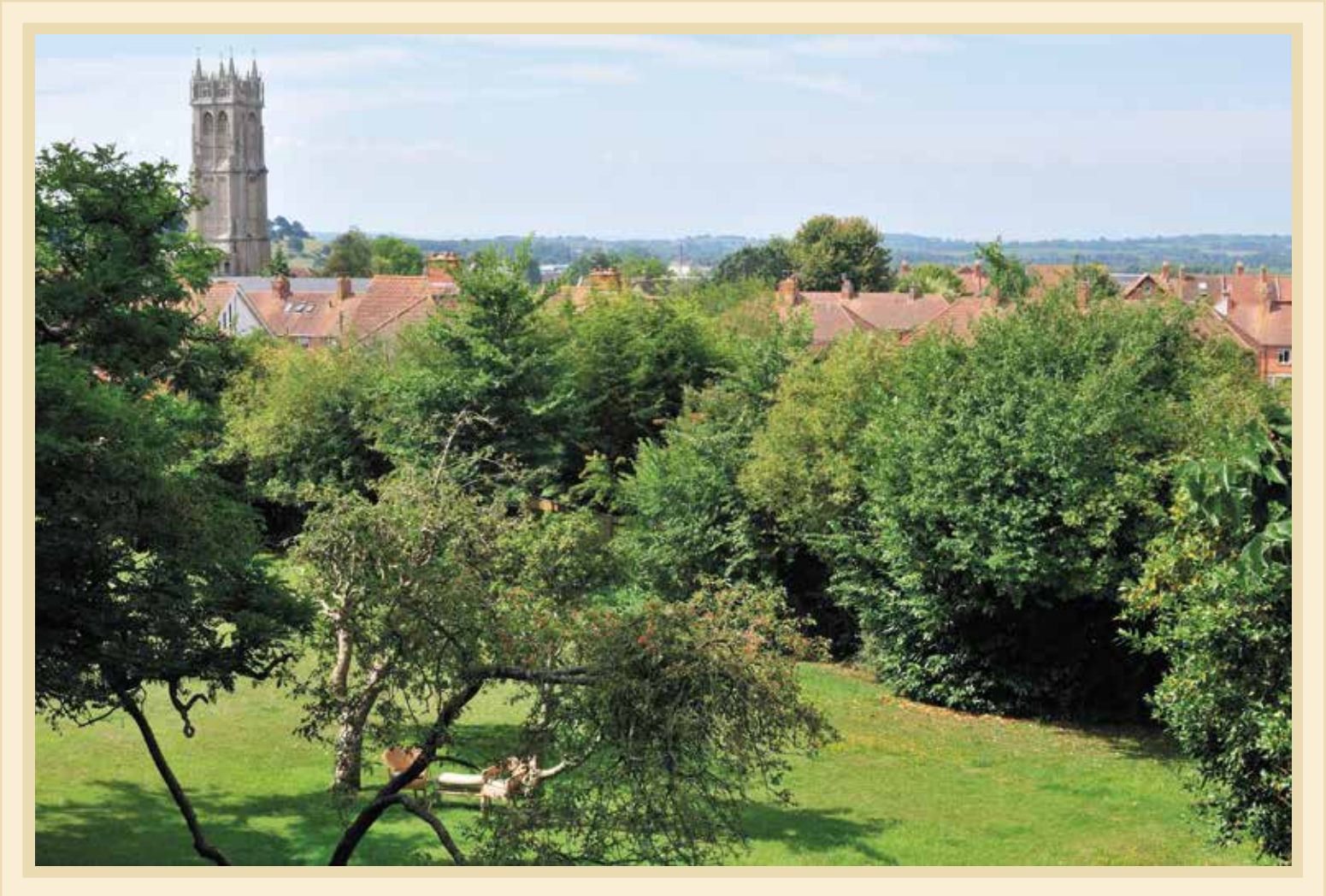
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Photographs dated: 2010.

Particulars dated: November 2017.

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THOMAS
ESTATE AGENTS &
CHARTERED SURVEYORS

 **Knight
Frank**