FLETCHERS MEADOW, BAGBOROUGH LANE, PYLLE, BA4 6SX
Glastonbury 10 miles, Street 12 miles, Castle Cary Station 6 miles, Wells 8 miles, Shepton Mallet 4 miles, Yeovil 18 miles, Bath 20 miles (all approx).
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A delightful property in a beautiful quiet rural setting in easy reach of Castle Cary, Wells, Glastonbury and Shepton Mallet.
Fletchers Meadow is an attractive and spacious bungalow which stands in 2.5 acres with wonderful south facing views. It has lots of good living space which is flexible and very light and airy. There's also plenty of scope to enlarge the property if desired and subject to planning consent.
The accommodation includes an Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Office, Cloakroom, 3 Bedrooms, Bathroom and an Integral Garage.
Outside are very pleasant gardens, plenty of parking, an orchard and paddock.

About the area
Pylle is a small, village between Wells, Shepton Mallet, Glastonbury and Castle Cary. It has a parish church, farm shop and garage. It's within easy reach of several small towns. Wells is the smallest city in England (population 10,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills. There is a central market place (local markets twice a week), many medieval buildings including the Cathedral and moated Bishops Palace, a small but busy local shopping centre and a broad range of societies and activities. Shepton Mallet is an historic market town with a wide range of facilities and now expanding and redeveloping. Glastonbury with past and present linked with its dominant landmark, the Tor. It's been a religious centre from the times of legends and is now a thriving market town and a major tourist venue. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey. Castle Cary is another delightful and historic town which lies to the east and which has a main line train station to London.
Bath, Bristol and Yeovil are also in commuting distance. All combine to provide facilities and amenities to suit most needs.
There are many local primary school and excellent state and independent schools including Strode College, Millfield, Wells Cathedral, Hazelgrove, All Hallows, Downside, Sherborne and the Bruton schools.
IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS

interested parties are advised to check availability and current situation prior to travelling to see any property.
The A37 runs through the village of Pylle providing very good road access. Fletchers Meadow is well away from this road and is approached over a quiet country lane. A tarmac drive leads in to a large parking in front of the Bungalow.

A half glazed front door opens to the spacious Entrance Hall with dado rail and useful storage cupboard. The SITTING ROOM is a generous room with large window to the front enjoying views to open countryside. A multi-fuel stove is set within a fireplace on a granite hearth. The DINING ROOM has windows to the front and side and glazed door to the CONSERVATORY with windows to the front. The KITCHEN/BREAKFAST ROOM has a good range of base units with solid wood work surface, Belfast sink, Stanley stove, four ring gas hob with extractor fan over and integral dishwasher and fridge. Large larder cupboard giving great storage.

The REAR HALL gives access to the OFFICE, with window to the rear, and CLOAKROOM, with basin, WC and obscure window. A half glazed door opens to a LOBBY to the front and rear gardens, and Garage.

Returning to the Hall, doors to: generous MASTER BEDROOM with large windows to the side and front giving a glorious outlook. Built in wardrobes. TWO FURTHER DOUBLE BEDROOMS, one with patio doors to the rear garden. The FAMILY BATHROOM has a white suite comprising fully tiled shower cubicle, paneled bath, basin set within a vanity unit and WC. Heated towel rail, radiator and obscure window to the rear.

OUTSIDE
Approached from the quiet country lane, double gates open to the private driveway offering parking for several cars. Border by high hedges and well established flowerbeds, the property has great privacy. A pathway leads to the front door with lawn areas either side. The DOUBLE GARAGE has electric up and over door, light and power and a utility area to the end, with sink unit and wood store.

To the rear of the property is a charming garden, with terrace area, lawn, pond and well tended flowerbeds. This garden wraps around the side of the property and continues through a clematis clad archway to a further garden area with garden shed and greenhouse. To the other side of the rear garden are fenced areas, one with raised
To the side of the property is an orchard, with a gate from the parking area, and also to the paddock. A further well planted copse is found beyond the paddock with many shrubs, trees, wild flowers and pathways.

The paddock is laid to permanent pasture with secure stock proof fencing and mains filled water trough.

Other details.
Freehold.
Mains water and electricity. Private drainage. Oil fired central heating.
Tax Band E.

DIRECTIONS
From our Castle Cary office, continue out of the town on Station Road/B3152. Turn left onto A371. Continue for approximately 4 miles and turn Left onto Bagborough Lane. The property will be found on the right after 1 mile.
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