







Offers in Excess of  
£530,000

To View:

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

 4/5

 3

 3/4

Energy  
Rating **C**

Council Tax Band F

### Services

Mains gas, electric, water and  
drainage are connected.

### Local Authority

South Somerset District Council  
01935 462462  
southsomerset.gov.uk

### Tenure

Freehold



## Directions

Follow Street High Street in an easterly direction (Bear Inn on your right). At the mini roundabout turn right (third exit) into Somerton Road. At the traffic lights turn left and follow this road for approximately three miles into Butleigh. Continue through the village and turn left just before the Rose and Portcullis pub. Follow this road into Barton St David. Immediately before the Barton Inn on your right, take the junction on your right-hand side into Brook Lane. Hazelnut House will be identified a short distance on your left by our for-sale board.

## Description

Welcomed in a wide reception hall, doors lead off to the sitting room, kitchen, study/bedroom five and ground floor cloakroom. The sitting room is tastefully decorated, light and generously proportioned, an attribute mirrored throughout the home, there is a period style stone fireplace with inset gas feature fire and double doors into the dining room. The dining room also leads conveniently from the kitchen and has Karndeen wood effect flooring which continues through two openings into the superb wrap around family/garden room, enjoying a sunny aspect with windows along both elevations, a great entertaining space with patio doors opening onto the garden at the rear. The kitchen is fitted with a stylish and comprehensive range of high gloss units with granite worktops, sink unit and Rangemaster cooker, two warming drawers and space for tall fridge and freezer and dishwasher. Continue into the utility room, having plenty of storage, sink unit, space for plenty of appliances and door into the garden. The study lends itself to a variety of uses including a fifth ground floor double bedroom with the benefit of an en-suite shower room and built-in cupboard.

To the first floor there are four double bedrooms, all having the advantage of built-in wardrobes/cupboards. The master bedroom is particularly spacious with stunning contemporary ensuite shower room and the third bedroom also has easy access into the eaves providing plenty of storage. A large family bathroom is fitted with a modern suite comprising freestanding bath and shower enclosure.

## Location

Barton St David is a popular village situated to the south east of Street and Glastonbury between the villages of Butleigh and Keinton Mandeville which each offer village stores and excellent primary schools. Barton St David has a pub, church, play fields and a village hall which offers sports clubs/groups and a Pre-School. The historic town of Glastonbury and the thriving centre of Street offer excellent shopping facilities, restaurants, sporting and recreational facilities. The surrounding centres of Street (Millfield School), Glastonbury (Millfield Preparatory School), Somerton, Yeovil and Castle Cary (Railway Station) provide a choice of shopping centres and are 6.5, 7, 5, 14 and 7.5 miles distant respectively. The cities of Bristol and Bath are 32 and 33 miles distant.







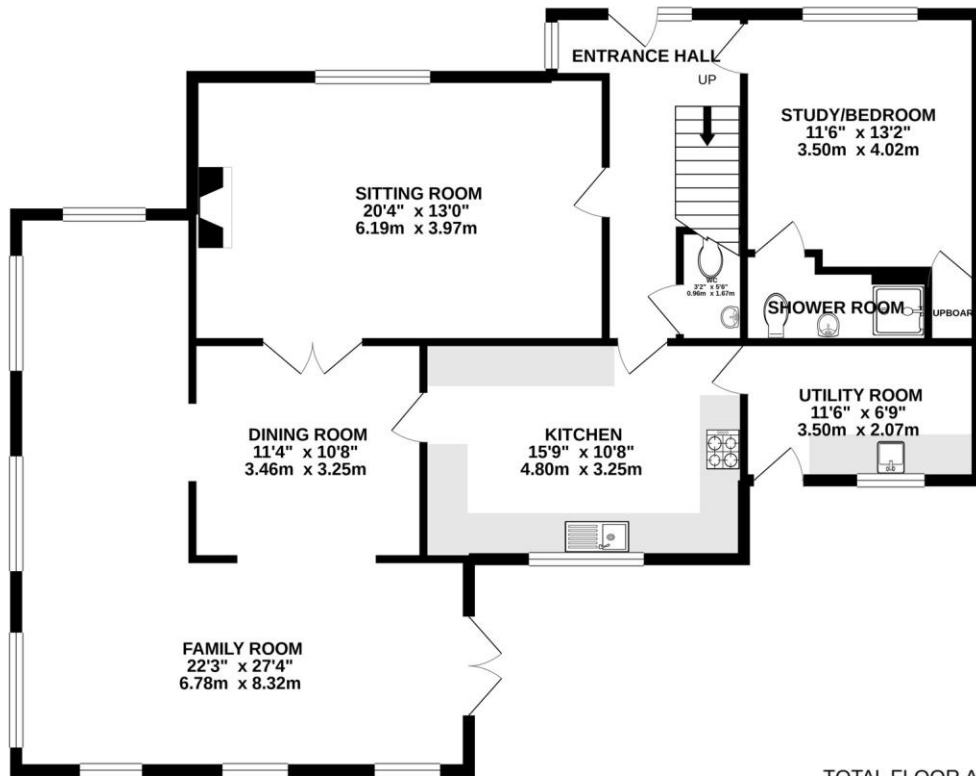
The property enjoys delightful outside space to the front and rear, whilst not the largest of rear gardens it is private, beautifully manicured with stunning well-stocked flower and shrub borders and is predominantly laid to lawn, enjoying a sunny aspect that is retained by natural stone walling and timber panelled fencing. A stone terrace provides a pleasant spot for enjoying a barbecue on a summers evening and leads to a lovely summerhouse with power and light, there is also a storage shed. There is pedestrian access both sides of the house leading to a further area of lawned garden with a large driveway adjacent providing ample off-road parking for several vehicles.



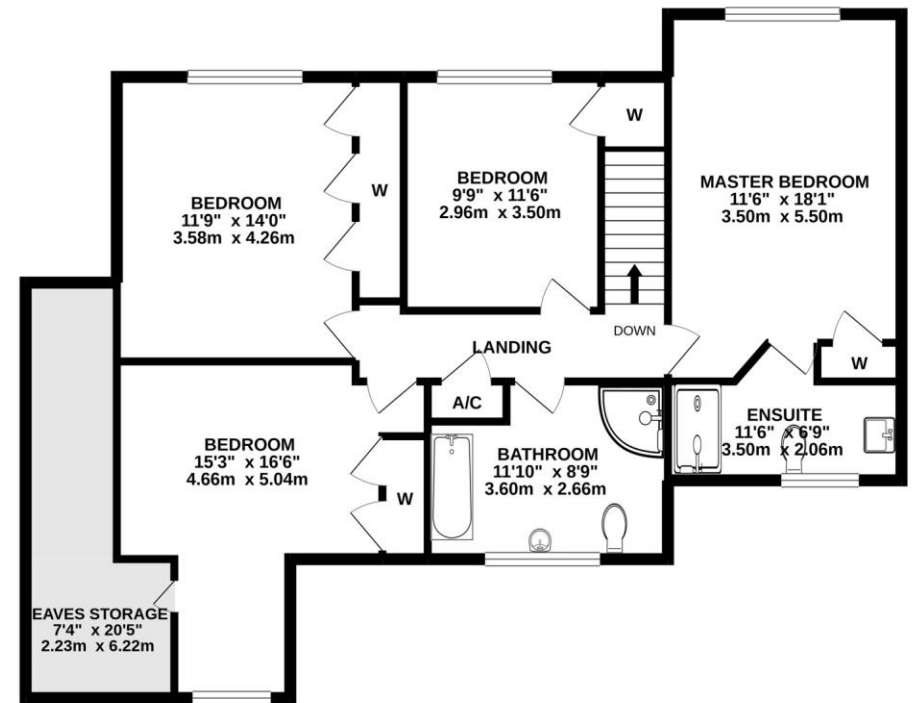
- An attractive, beautifully presented and generously proportioned detached home that is beautifully maintained throughout
- Affording four/five double bedrooms, three stylishly appointed bathrooms and ground floor cloakroom
- Three reception rooms including sitting room, dining room and stunning wrap around garden/family room leading onto the garden.
- Modern and stylishly appointed kitchen with Rangemaster cooker and sizeable utility room
- The tastefully appointed accommodation is easily adaptable for professional families wishing to work from home or multi-generational families coming together
- Occupying a quiet spot in the desirable Somerset village of Barton St David
- Delightful gardens with well stocked flower beds, stone terrace, lovely Summerhouse and ample driveway parking



GROUND FLOOR  
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2358 sq.ft. (219.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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