





£399,950

To View:

Holland & Odam  
30 High Street, Glastonbury  
Somerset, BA6 9DX

01458 833123  
glastonbury@hollandandodam.co.uk



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Energy  
Rating

C

Council Tax Band D



#### Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

#### Local Authority

Somerset Council  
03001232224  
somerset.gov.uk

#### Tenure

Freehold



## Directions

From Street/Glastonbury take the Butleigh Road and continue on through Butleigh Wootton. On entering the village, pass Butleigh Court on the left and take the third turning on the left into Chapel Lane. Continue around the sharp left-hand bend and turn right into Holm Oaks. Follow the road through the development where property will be found in the cul-de-sac on the left hand side.



## Description

A superbly presented four bedroom detached home nestled away within a quiet cul-de-sac within the desirable village of Butleigh. Modernised by the current vendors, the property offers an open plan sitting/dining area, four good sized bedrooms and a low maintenance rear garden along with plenty of off road parking.

The house is beautifully presented throughout, with its contemporary open-plan accommodation ideal for those looking for comfortable family living. The property is accessed primarily from the front elevation, with bright reception hallway having stairs rising to the first floor and doors leading off to the lounge, kitchen and a stylishly appointed white suite shower room. The sitting room is particularly light and spacious with large window to the front allowing natural light to flood the room and an inset multi-fuel stove featuring an attractive brickwork surround. A wide opening to one end leads through to the dining room, which in turn has open access to the kitchen and sliding patio doors opening onto the garden. The kitchen is fitted with an attractive range of cream shaker style units with solid wood worktop surfaces built over and incorporates fitted appliances. A boot room with utility space adjacent gives access to both the garden and integral garage, complete with power and lighting and an up and over door to the front. From the first floor landing there is loft access and doors leading off to all four bedrooms and family bathroom, in keep with the rest of the immaculately kept accommodation having been fitted with a contemporary full white suite. The bedrooms are well proportioned, two with fitted wardrobes and two with wonderful far reaching views beyond the rooftops towards the Mendip Hill range in the distance.



## Location

Butleigh is a favoured village situated amidst gently rolling countryside 3 miles from Street and 4 miles from Glastonbury. The historic market town of Glastonbury provides a range of facilities including a Morrisons Supermarket, a choice of pubs and restaurants and St Dunstan's Community School. Millfield Junior School is situated on the edge of the town at Edgarley. Street provides a further choice of shops including the bustling Clarks Village with its range of factory outlets. Street also has a theatre, sixth form college, indoor and open air swimming pools, health centre and a Sainsburys Supermarket. The centres of Wells, Bath, Bristol and Taunton are approximately 10, 29, 31 and 24 miles respectively.





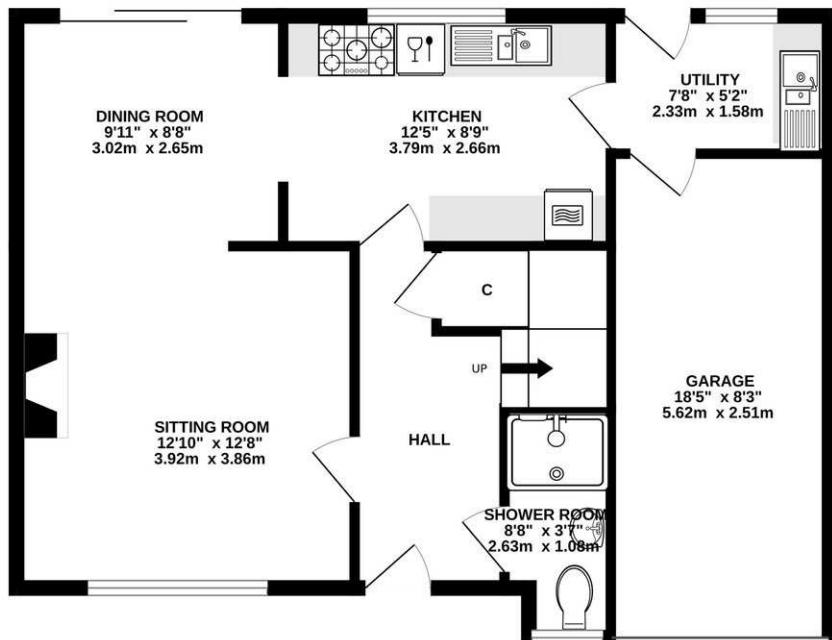
The house enjoys the benefit of a generous sized family garden at the rear, fully enclosed by timber panelled fencing at the boundaries, making for a child and pet friendly environment. The garden has been predominantly laid to lawn with an area of decking and paved patio providing an ideal seating area to enjoy alfresco dining. A further area of lawned garden sits to the front of the house, with driveway adjacent, giving parking space for two vehicles and access to the garage in front with up and over door.



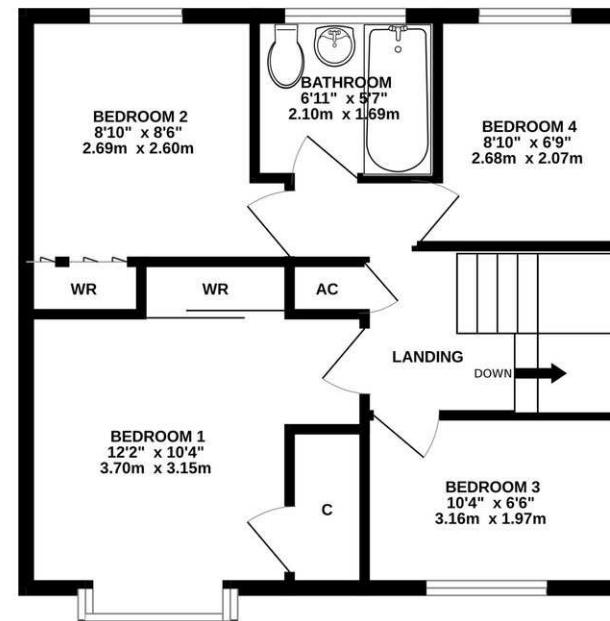
- Beautifully presented accommodation throughout, much improved by our vendors
- Set in a desirable cul-de-sac position within this well regarded mid-Somerset village
- Attractive outlook with far reaching views towards the Mendip Hills beyond rooftops
- Ample off road driveway parking and single integral garage with power and lighting
- Comfortable open-plan ground floor accommodation perfect for modern family living
- Viewing at the earliest opportunity is highly advised to avoid missing out



GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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