







£565,000

To View:

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glastonbury@hollandandodam.co.uk



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Energy  
Rating C

Council Tax Band  
D

Services

All Mains Services Connected.  
Gas Central Heating

Local Authority  
Somerset Council

Tenure  
Freehold





## Directions

From the town centre proceed up the High Street, passing St John's Church on the left, and at the top of the hill turn left into Wells Road. Continue for approximately 200 yards and turn right into Leg of Mutton Road. Proceed up the Hill and then turn right into Monington Road and then right again into Hexton Road and once more into Gunwyn Close.



## Location

Glastonbury is an historic centre famous for its Tor, picturesque Abbey ruins and many legends. The town provides an eclectic mix of shops along with restaurants and pubs, mainstream supermarkets, health centres, modern library, primary schooling and St Dunstons secondary school. The neighbouring town of Street offers a further choice of shopping with Clarks Village, Strode Sixth Form College and Strode Theatre. Millfield Junior School is on the edge of Glastonbury at Edgarley and Millfield Senior School in Street is some two miles distance.



## Description

Enjoying stunning views over the town of Glastonbury and the levels beyond, presented in excellent order throughout, this spacious detached property benefits from accommodation over three levels, large gardens and terracing, taking full advantage of the panoramic views. There are five bedrooms in total, a sitting room, kitchen/dining room and two bathrooms. Outside, there is also a garage and parking for four/five vehicles.

From the front porch, a door opens into a spacious entrance hall, with cupboard storage on the right, stairs leading to the lower ground floor and to the first floor. Further doors then open to three of the bedrooms and the family bathroom. To the left of the hall are bedrooms two and four, both of which have built in wardrobes and front facing aspects. Bedroom three is to the right of the hall, also with a front facing aspect and built in wardrobe. Completing this level, is a second store cupboard and the family bathroom, having a walk in shower, WC and wash hand basin.

Stairs then rise to the first floor, with a door on the right opening into bedroom five/study, benefitting from a range of fitted base cupboards and a velux roof light. A second door then opens into the master bedroom, also having a range of fitted furniture, including wardrobes, dressers, bedside cabinets and a bench set under the window, which takes in the extensive views to both the south and west.

Returning to the entrance hall and taking the stairs down to the lower ground floor, where doors open to the kitchen on the right and sitting room on the left. Here, the rear facing aspect, including patio doors out onto the terrace, enjoy the spectacular views, reaching out into the far distance. The kitchen/dining comprises a comprehensive range of units with integrated appliances including an electric hob, oven and dishwasher, with further space for an upright fridge/freezer. Patio doors open onto the terrace, a door on the right opens to the utility room, cloakroom and a half height cellar with approx.42sqm of dry storage.





Outside, at the front, there is off road parking for 4-5 vehicles up to the front of the property and to the single garage. This also boasts an inspection pit, accessed via the store beneath. Steps lead down to the front porch with the front garden, enjoying a great degree of seclusion.

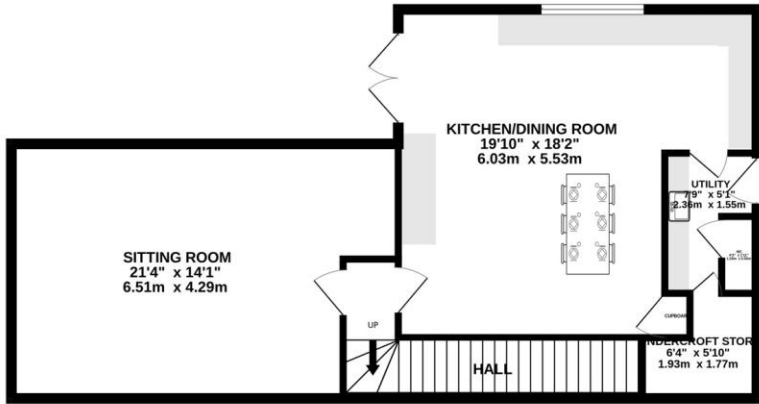
The rear garden can be securely accessed from either side of the house, where you are greeted by the quite breathtaking views. These can be enjoyed from the sun deck and terrace, extending across the width of the property, with steps then taking you down, passing a seating area with a pergola and mature vine over. The steps then continue down to the lower garden, laid to lawn and having a timber garden shed to one side. A gate then at the foot, provides access down onto Leg of Mutton Road, which in turn creates a shorter access to the town and local amenities.



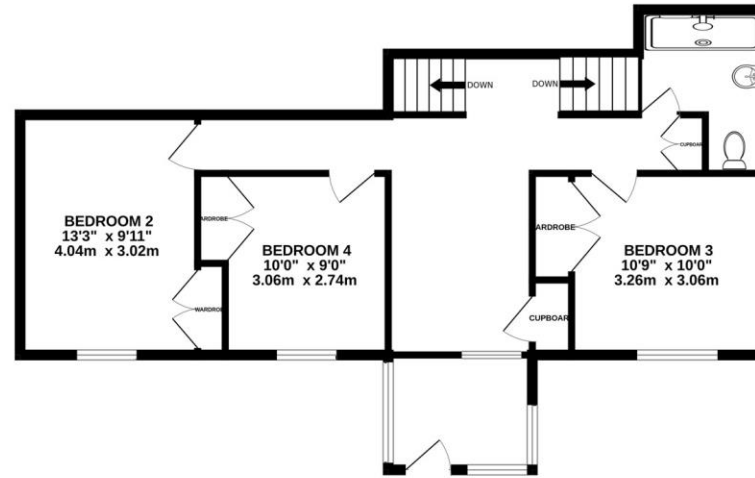
- Affording spectacular south/westerly views and extensive accommodation over three floor, being presented in excellent order throughout
- From the entrance hall there are three double bedrooms, all with built in wardrobes and a bathroom
- To the first floor, there is a master bedroom with en-suite bathroom and fifth bedroom/study
- The lower ground floor includes a sitting room opening to the terrace, taking in the fabulous views
- Also on the lower ground floor, is the large L-shaped kitchen/dining room, utility and cloakroom
- At the front, there is off road parking for 4-5 cars, plus a single garage with an inspection pit and store
- Large rear garden, comprising of sun deck, terrace, secluded pergola and seating area, with a level garden at the foot
- Available with No Onward Chain



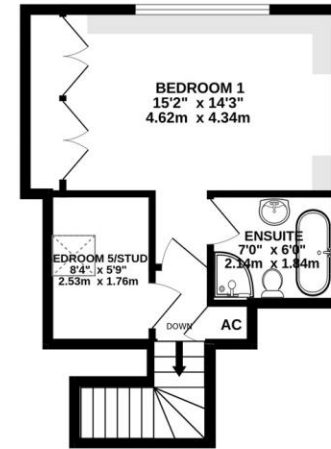
GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



2ND FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.5 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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