





£595,000

To View:

Holland & Odam  
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01458 833123  
glastonbury@hollandandodam.co.uk



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Energy  
Rating D

Council Tax Band  
E

Services

Gas Central Heating. Mains  
water, electricity and drainage

Local Authority

Mendip District Council  
0300 3038588  
mendip.gov.uk

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 where the property will be found along on your right hand side.



## Location

The property is situated in an elevated position approximately half a mile from the High Street with its good range of shops, banks, restaurants, health centres, supermarkets, cafes and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. The thriving centre of Street is 2.5 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. The renowned Millfield Senior School is in Street whilst the Preparatory School is at Edgarley on the outskirts of Glastonbury. Access to the M5 motorway at Dunball (junction 23) is 14.5 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



## Description

Affording some of the most spectacular views over the town, the levels and Mendip Hills. This modern detached house, also affords well proportioned accommodation, designed to take in the best of the south and westerly views, whilst standing in a plot extending to approximately 0.25 acres.

From the entrance hall, doors open to study/bedroom five, bedroom four, a cloakroom and then into the dining room. Here there are floor to ceiling windows, taking full advantage of the stunning elevated views, with doors to the sitting room and an opening to the kitchen. Here, there is a range of floor, base and wall units, including an integrated double oven and hob, fridge and dishwasher. The kitchen also enjoys a south westerly view. From the dining rooms doors, the sitting room flows off, also benefitting from floor to ceiling windows, similar to the dining room. Here there are also dual aspect windows to the front and side. Back into the entrance hall, where bed four enjoys a window to the front and built in mirror wardrobes. Stairs from the hall, also descend to the lower ground floor.

The lower landing provides access to the garden with doors leading to the three bedrooms, family bathroom and hobbies room. Bedroom one is a large double with a window to the side. Bedrooms two and three, both have rear facing aspect, with bed three currently being utilised as a dressing room, and bed two also having a fitted wardrobe. The family bathroom comprises of panelled bath, shower enclosure and a WC. On the left the hall is a large workshop/hobbies room, with an opening into the utility room, with space and plumbing for a washing machine and further space for an upright fridge/freezer.



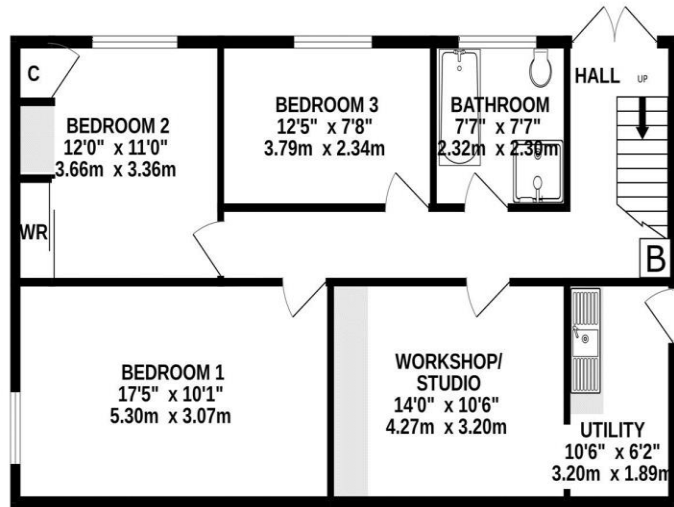
From Hexton Road, there is off road parking up to the single garage which has an up and over door, with power/light supplied. Steps then take you down to the front entrance door, with a secure side access into the rear garden. Here the views are an absolute joy. Taking in both southerly and westerly aspects over the town, the levels and the Mendip Hills beyond.

The garden extends to approximately 0.25 acres, and terrace into three parts. A lawn and patio extend from the immediate rear, with steps down to a secluded garden where there is a block built store. Further steps take you down to the bottom lawn, ideal for children, or perhaps cultivation into a vegetable garden.

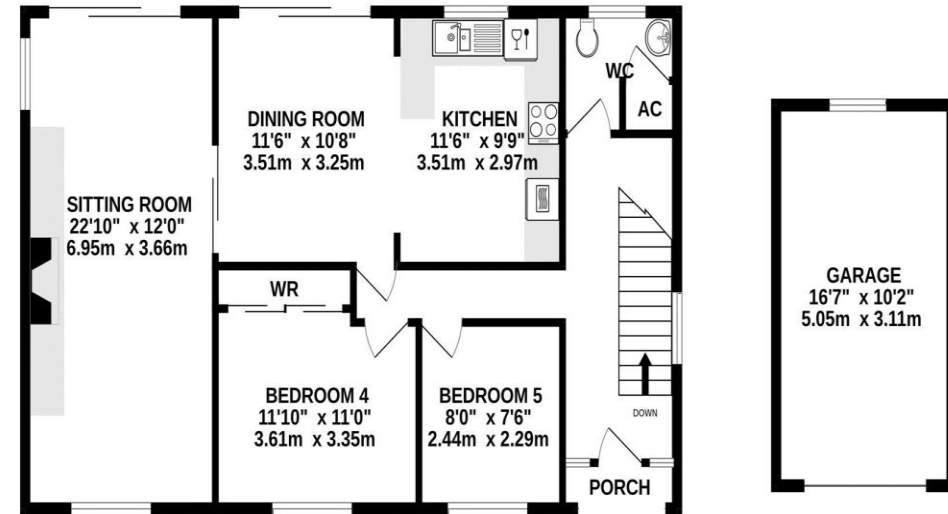
- Stunning views, well proportioned rooms and standing in a plot extending to approximately 0.25 acres
- This detached house enjoys five bedrooms, two reception rooms and two bathrooms
- On the upper ground floor, there is a sitting room and dining room, both with floor to ceiling windows taking in the wonderful views
- The kitchen is fitted with a range of units and integrated appliances
- Also on this level are bedrooms four and five, plus a shower room
- Steps take you down to the lower ground floor, where you find the three remaining bedrooms, bathroom, hobbies/workshop and utility
- Outside and at the front, there is driveway parking to the single garage
- The rear garden is terraced into three levels, all taking in the views and the best of the sunny south/westerly aspect



GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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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