





£TBC

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band F



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Directions

On entering Glastonbury from Street/Bridgwater (A39) at Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini-roundabout turn right up Fishers Hill. Follow the road around the sharp left-hand bend and continue along Bere Lane to the mini-roundabout. Take the second exit right onto the A361 signposted to Shepton Mallet. After approximately three miles, turn right into Newtown. Continue past the war memorial and then turn immediately left into Southtown where the bungalow is the second property on the left.

Description

A fantastic opportunity to purchase a superbly presented bungalow, tucked away on a quiet residential road within the sought-after village of West Pennard. The property offers flexible accommodation options with four reception rooms and four bedrooms, one of which provides annex potential, and an abundance of outside space with mature gardens, patios, large driveway and detached double garage.

Entering into the impressive dining hall, there is access to the sitting room, kitchen, family bathroom and two of the four bedrooms. This fantastic social space is flooded with natural light which pours through the double doors to the front, and has ample room for a dining table and chairs alongside freestanding furniture.

From here, double doors lead into a spacious sitting room with open fireplace and built in alcove shelving. Adjoining, is a further reception room which benefits from external access from the patio. Once forming part of a larger sitting room, this could be easily returned to one larger room dependant on any potential future owners requirements.

Returning to the hall, there is access to two good sized double bedrooms with views overlooking the garden at the rear, one of which benefits from built in storage. Both are serviced by the family bathroom with white suite comprising; basin, toilet and bath, all complemented with marble effect wall and floor tiles.

The well appointed kitchen has been fitted with a mix of shaker style wall and base units, with integrated appliances including dishwasher, fridge, gas hob, and double oven, complemented with wooden worktops.

As you continue through the property, a door leads into a useful rear vestibule, the perfect place for shoes and coats and allows access into the garden. This in turn gives way to a utility room with space and plumbing for a washing machine and tumble drier.

Conveniently located next to the kitchen is a breakfast room, which in turn gives way to an inner hall, allowing access to a fourth bedroom, which is currently used as a home office, with views overlooking the rear garden. A further shower room services this bedroom and has been finished to the same high standard demonstrated throughout the rest of the property, fitted with a walk in shower, toilet and basin, complemented with marble effect tiles.

Completing the accommodation is the light and spacious master bedroom benefitting from an ensuite shower room, sliding doors leading to the garden, and separate external access. This versatile configuration allows the property to be partitioned from the main house, providing potential for an annexe or holiday let.

Location

The bungalow is situated in a country lane on the outskirts of the popular village of West Pennard which has local amenities including an excellent primary school, parish church and two local inns. The historic town of Glastonbury, famous for its Tor and Abbey Ruins, is 3.5 miles and offers a good range of shops, banks, restaurants, cafes, supermarkets, health centres etc. The Cathedral City of Wells is 9.5 miles whilst Street is 5.5 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. Bristol, Bath and Yeovil are all within commuting distance.





Accessed via a five bar gate, Cherrybrook House has ample off street parking on a gravelled driveway, leading to a detached double garage which benefits from power, lighting and a pedestrian door. This fantastic space provides potential for a self contained annexe, perfect for multi-generational living, or generating an income as a holiday let (subject to obtaining necessary planning consents).

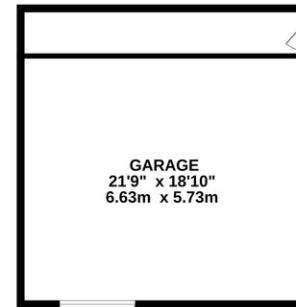
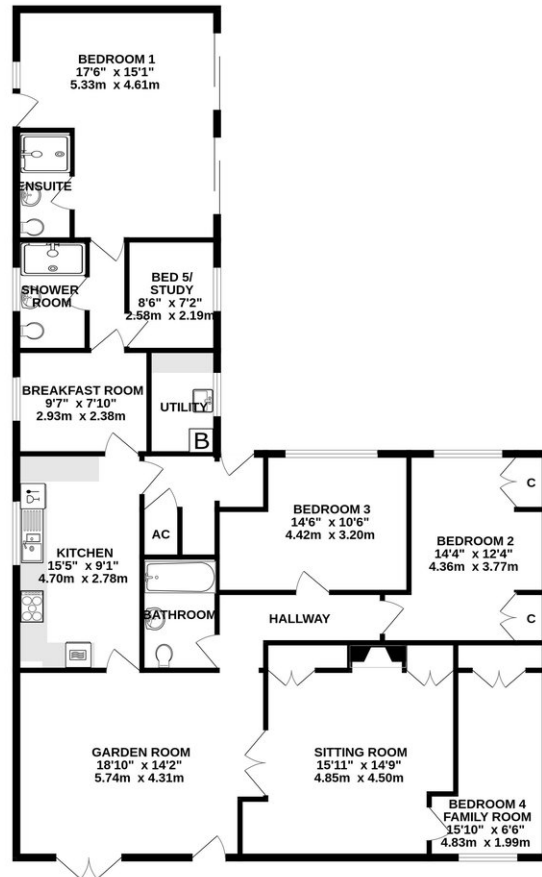
Bordered by mature hedgerow and trees helping the property feel incredibly private and secluded, steps lead from the driveway to a patio area perfect for alfresco dining, raised flowerbeds, and an area laid to lawn. Both sides of the property can be accessed from here, with the left housing a wooden storage shed, while to the right, a bbq/outdoor kitchen area leading to the garden at the rear. Here, a plethora of mature plants, trees and shrubs border a further area laid to lawn, alongside two further storage sheds.

- Superbly presented property situated within a desirable village location.
- Quiet position with a lovely open outlook.
- Flexible accommodation with the master bedroom benefitting from external access, an ensuite shower room, and separate garden, perfect for use as an annexe, or holiday let.
- Four reception rooms including a dining hall, sitting room, dining room and snug.
- Wonderful mature gardens to the front and rear offering an abundance of mature trees and hedges affording the property a real sense of privacy.
- Ample off street parking with gravelled driveway comfortably accommodating multiple vehicles, and a detached double garage.



GROUND FLOOR
1729 sq.ft. (160.7 sq.m.) approx.

GARAGE
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 2217 sq.ft. (205.9 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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