







£550,000

### To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



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3

Energy  
Rating

D

Council Tax Band F



### Services

Mains electricity, water and drainage are connected. Oil fired central heating system. For information regarding broadband and mobile coverage, go to [checker.offcom.org.uk](http://checker.offcom.org.uk)

### Local Authority

Somerset Council

03001232224

[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold



## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout, (B & Q on the left) take the second exit onto the by-pass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare. Upon entering the village, you will see The Meadows on the right hand side, before you reach the village school.

## Description

This immaculately presented and spacious detached family house, enjoys large gardens, being set well back from Glastonbury Road and stunning rural views across to the Mendip Hills in the distance. To accompany the four double bedrooms, the master bedroom also enjoys a dressing area and en-suite shower room. On the ground floor, there is a sitting room, dining room, study, kitchen/breakfast room, utility and cloakroom. Outside, as well as the gardens, there is plenty of driveway parking, as well as a double open carport and store.

From the reception hall, stairs rise to the first floor, with doors opening to the principle reception rooms and the kitchen. Doors also open to the cloakrooms and utility. The sitting room enjoys light from the front and rear, specifically at the rear with glazed doors opening onto the patio. Double doors also open into the dining room, also enjoying a rear facing aspect. The kitchen/breakfast room comprises a range of oak fronted units, with an integrated dishwasher and space for a range cooker and upright fridge/freezer. There is also a window to the rear and door to the side.

On the first floor, there are four bedrooms and a family bathroom. Bedrooms one, two and four all enjoy the fabulous, far reaching views over the garden, adjoining fields and the Mendip Hills beyond, with the master bedroom also having a dressing room area with fitted wardrobes, opening into an en-suite shower room. The remaining bedrooms also enjoy built in wardrobes. Finally, the family bathroom enjoys a white suite comprising of a corner bath, separate shower enclosure, WC and wash hand basin.

## Location

Meare is a rural village set on the picturesque Somerset Levels, 4 miles to the west of Glastonbury. The village provides a primary school, parish church and farm shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 6 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.







The house is set well back from the road, with plenty of gravel parking up to the front of the house. To the left is a double open carport, with eaves storage space above. Also to the left is an area of lawn and to the right of the house, secure gated access into the rear garden. As you enter the garden, you first notice a wide expanse of lawn, stretching down to the foot, where a wooden decked area covers the width of the garden. This has been created to take full advantage of the wonderful rural views, over adjoining farmland to the Mendip Hills in the far distance also, extending from the rear elevation is a paved patio affording, a good degree of seclusion. The garden is enclosed by timberlap fencing and to the right, a wooden garden shed and the oil storage tank.



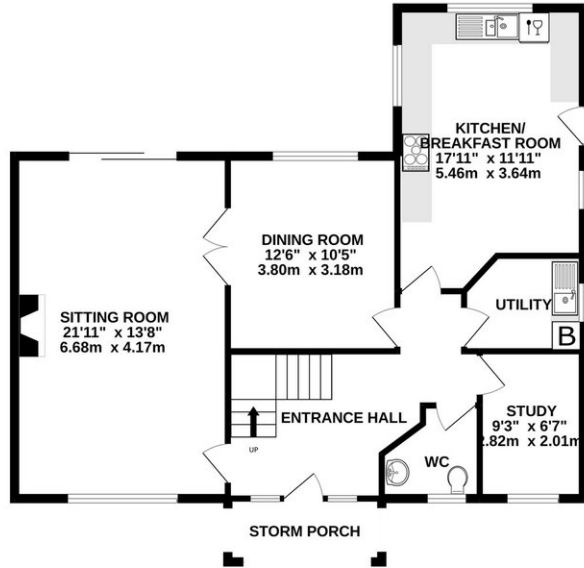


- Affording well proportioned accommodation through out and wonderful northerly views at the rear, across adjoining farmland to the Mendip Hills beyond
- On the ground floor, there are three reception rooms, kitchen/breakfast room, utility and cloakroom
- The sitting room has patio doors opening out onto the garden and doors into the dining room, with both rooms enjoying the views
- Kitchen/breakfast room, affording a range of oak fronted units with space and plumbing for a range cooker, dishwasher and fridge/freezer
- On the first floor, there are four double bedrooms, all benefitting from built in wardrobes. Master bedroom also having a dressing room and en-suite
- All rear facing rooms take in the superb far reaching views
- At the front, the house affords parking for several vehicles, along with a double car port. The large rear garden is laid to lawn, with a decked area at the foot, taking in the views

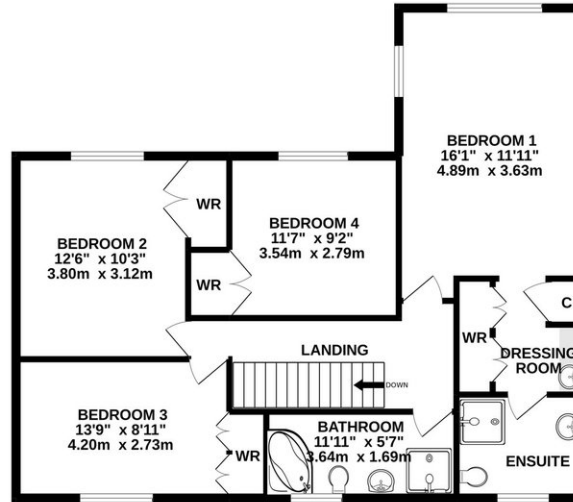




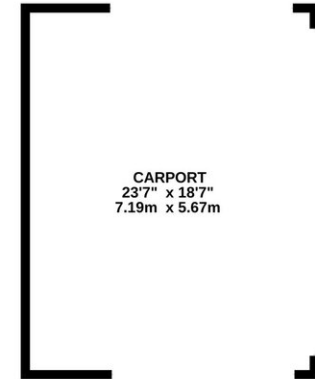
GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



CARPORT  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 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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