





£450,000

To View:

Holland & Odam  
30 High Street, Glastonbury  
Somerset, BA6 9DX  
01458 833123  
glastonbury@hollandandodam.co.uk

-  4
-  2
-  3
- Energy Rating **D**

Council Tax Band **E**



**Services**  
Mains gas, water and drainage are connected. Gas 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

From our Glastonbury office in the centre of town, proceed to the top of the High Street and carry straight on over into Bove Town, proceeding on up the hill. The property can be found along on the right hand side, after approximately 100 yards.

## Description

A spacious and well proportioned four bedroom property situated on Bove Town close to Glastonbury High Street and local amenities, with the additional benefit of off road parking for two - three cars and a secluded garden and adjoining courtyard. The accommodation is presented in excellent condition throughout, with two reception rooms, a fitted kitchen with integrated appliances, garden room, cloakroom and store/utility, all on the ground floor. As well as the four bedrooms on the first floor, the master bedroom has an en-suite and there is a separate family bathroom.

The accommodation comprises a spacious entrance hallway leading through to modern kitchen with integral appliances. To the rear of the property there is a studio/garden room with doors leading out to the quaint courtyard garden. There are two further reception rooms to the downstairs, which comprises of a well-proportioned dining room with windows to the front and cosy sitting room with wood burner and feature fireplace, also having two windows to the front. Completing the ground floor accommodation, is a utility, cloakroom and deep understair store cupboard toilet and utility cupboard.

Onto the first floor, where the property benefits from a large master bedroom with en-suite including a bath and shower. Two further double bedrooms and one single bedroom. The family bathroom includes a shower over the bath and there is ample storage on landing, including a cupboard with plumbing for a washing machine.

## Location

The property is situated in an elevated position, a short walk from the town centre with its good range of shops, supermarkets, restaurants, cafes, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells and the thriving centre of Street, which offers a wide range of facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. Excellent schooling can also be found locally across all ages to include Strode College which celebrates an outstanding Ofsted rating 3 miles, prestigious Millfield School just 2.5 miles. Castle Cary with its main line connection to London Paddington is twenty minutes drive whilst the nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) can be reached within half an hour.

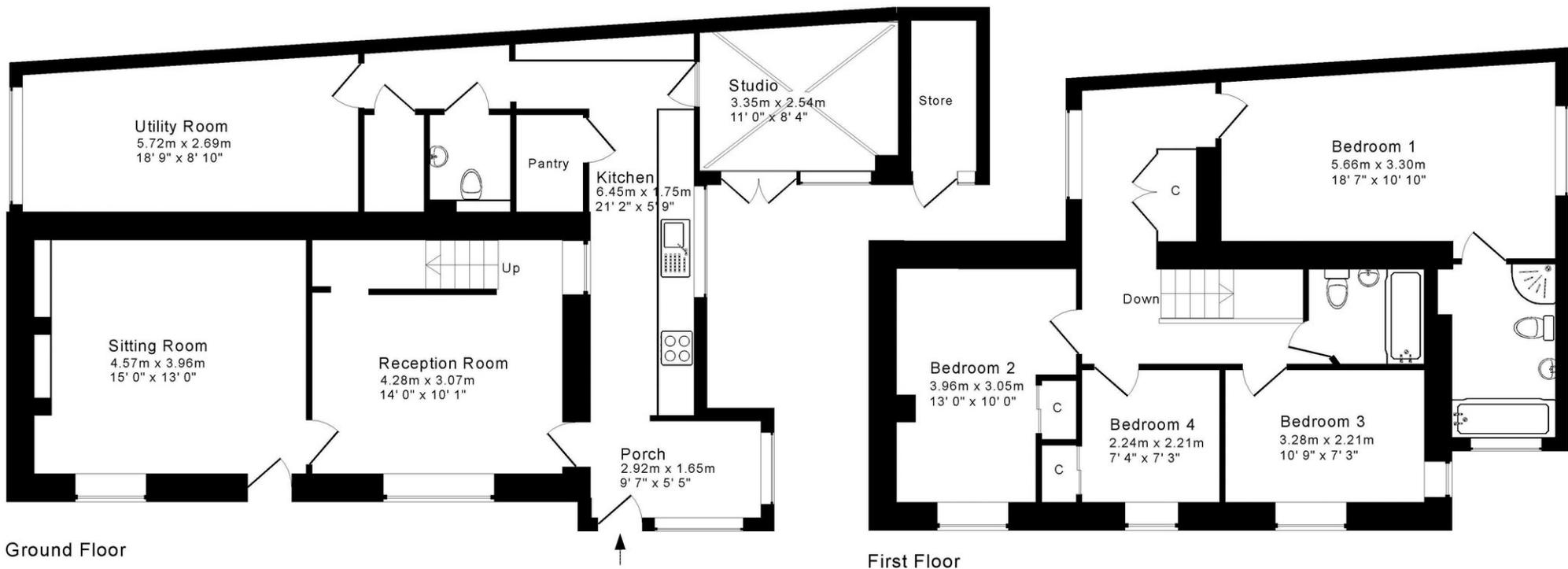




The property is set well back from Bove Town and is bordered by an extensive cottage garden and separate secluded courtyard area to the side. There is also the added benefit of off road parking for 2-3 cars, up to the front of the house.

- Lovely stone, semi detached cottage, situated within a two minute walk of the High Street
- On the first floor there are four good bedrooms (the master bedroom having an en-suite bath and shower room) plus a family bathroom
- From the entrance porch with seating area, an L-shaped galley style kitchen opens up in front of you, comprising a modern range of units with integrated double oven, hob and dishwasher
- To the left is a dining room, where stairs rise to the first floor and a door opens to the sitting room
- Here, there is a feature fireplace with a wood burning stove and windows to the front
- The remainder of the ground floor accommodation comprises of a studio/garden room, deep cupboard, cloakroom and large utility
- Outside, the garden comprises of parking for two-three cars, secluded lawn and patio, surrounded by a variety of mature shrubs and plants. To one side is a courtyard garden, leading to the studio





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