





£440,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band E



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

Local Authority

Somerset Council

03001232224

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 bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the first exit signposted to Meare/Wedmore. Continue into the village where the entrance to The Orchards will be found on the left opposite the war memorial. No.12 is located on the right hand side.

Description

A spacious modern detached house close to the village centre. Featuring an entrance hall with cloakroom, sitting room with feature fireplace and patio doors to garden. Open plan dining/kitchen with quartz worktops, integrated dishwasher, and a utility room. Four good bedrooms, including master with en-suite and walk-in dressing room. Family bathroom with rain shower, washbasin, and WC. There is plenty of parking to the front and to the single garage. Good enclosed rear garden with patio and lawn, enjoying plenty of sunlight through the day.

This spacious, modern detached house is ideally situated close to the centre of the village, offering both convenience and comfort. As you enter the home, the welcoming entrance hall, complete with a cloakroom, sets the tone for the stylish interior. On the left, the sitting room features a charming wood-burning stove set within a feature fireplace and opens to the garden through patio doors. The dining room has been seamlessly integrated with the kitchen to create an open-plan family space. The kitchen is equipped with a range of modern units and sleek quartz work tops, alongside space for a fridge/freezer and an integrated dishwasher. It boasts ample room for a dining table and sitting area, making it perfect for both everyday meals and entertaining. A door from the kitchen leads to a utility room and the rear garden.

Upstairs, the house offers four good bedrooms. The master bedroom is a standout, featuring an en-suite shower room and a walk-in dressing room, providing a private retreat. Bedrooms one, two, and three enjoy front-facing windows that flood the rooms with natural light, while bedroom four offers tranquil views of the rear garden. The family bathroom is well-appointed with a rain shower over the bath, a wash hand basin, and a WC, ensuring convenience for the whole family. With its thoughtful layout and contemporary amenities, this home perfectly blends modern living with a homely feel, making it an ideal choice for families seeking a balance of space and style.

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.



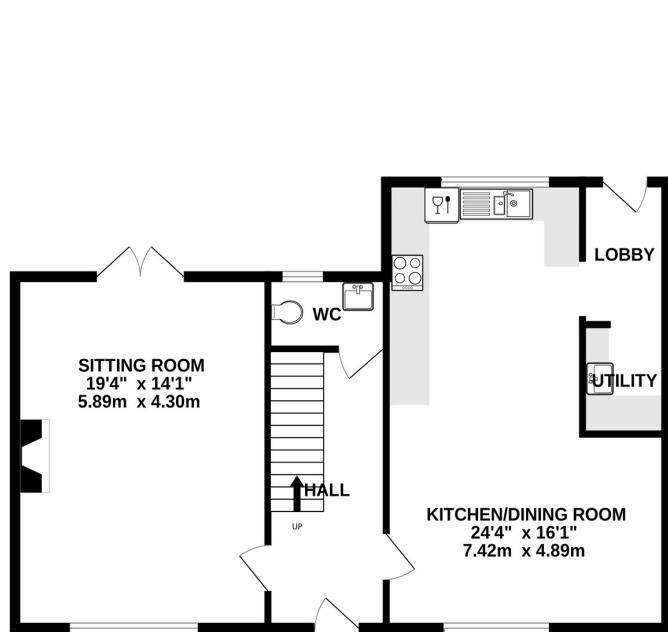


Situated just off the centre of the village and close to the village school, this property offers ample parking to the front and a driveway leading to a single garage. The secure rear garden is mainly laid to lawn with a patio extending from the rear elevation and raised shrub beds at the foot. Additional storage can be found to the rear of the garage and covered storage along the side. This property enjoys a great degree of sunlight throughout the day.

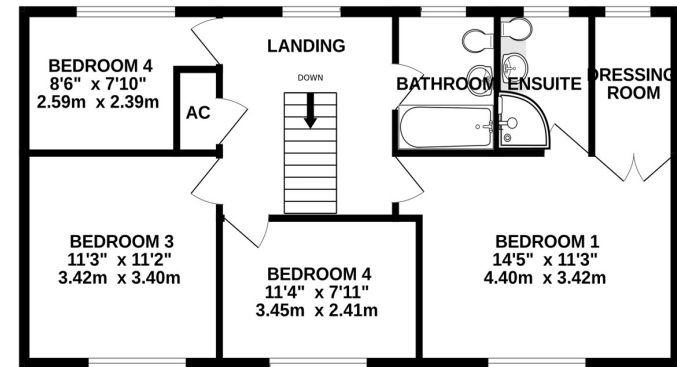
- Spacious modern detached house, close to village centre
- Entrance hall with cloakroom and stairs to first floor. Sitting room with feature fireplace, wood burning stove, and patio doors to garden
- Open-plan dining room and kitchen with modern units, quartz work tops, and integrated appliances
- Four bedrooms: master with en-suite and walk-in dressing room; front-facing windows in three bedrooms, rear garden view in the fourth
- Family bathroom with rain shower, wash hand basin, and WC
- Outside, ample parking to the front and side up to the detached single garage. Good enclosed garden, with patio and lawn



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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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