





£565,00

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 F



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. Solar panels (leased)

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

Local Authority

Somerset Council

03001232224

somerset.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 left hand side.

Description

Offering arguably one of the best views over the town, the levels and Mendip Hills, this wonderfully situated home in an elevated position offers generously proportioned accommodation across two floors including four double bedrooms and three reception rooms. Outside there is a detached double garage and a mature landscaped garden to the rear. Available to purchase with no onward chain.

Upon entering, you're welcomed into a bright hallway leading to a practical utility room with space for washing machine and tumble drier. Adjoining is a convenient cloakroom.

As you move through the hall, there is a well-appointed kitchen featuring a range of modern wall and base units, complemented with attractive quartz worktops and integrated appliances, including electric hob, double oven and dishwasher.

Continuing towards the rear of the property, the large dining room boasts stunning views over the town, providing an fantastic space for both family meals and entertaining. From here there is access into a spacious sitting room with sliding doors that open onto a wooden balcony – the perfect spot to enjoy morning coffee or alfresco dining while taking in the magnificent scenery including views of Wearyall Hill, and St Johns Church.

Returning to the hallway, stairs lead down to the lower floor, where you'll find four generously-sized bedrooms, all with built in wardrobes. The first, located at the front of the home, is a spacious double, while the remaining three bedrooms are positioned at the rear, maximizing the property's stunning outlook. The primary bedroom includes an ensuite shower room and a lovely adjoining conservatory/sunroom, offering a peaceful retreat with direct garden access. A family bathroom completes this floor, with a modern bath, shower, and vanity unit.

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.





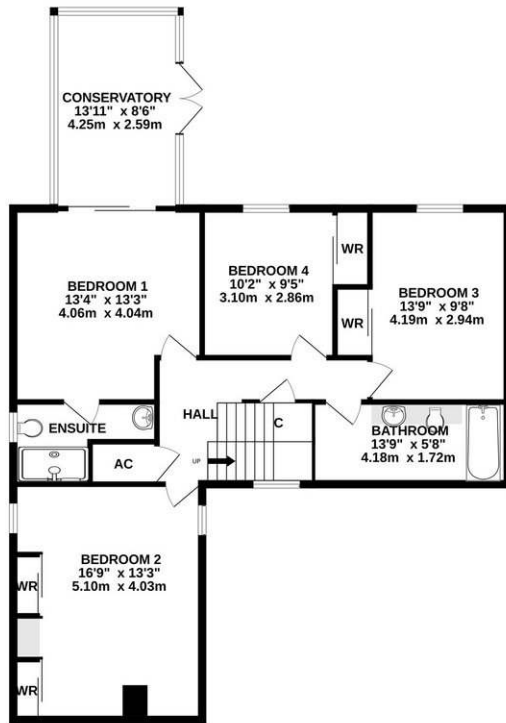
Outside, the property offers ample off-street parking with a tarmac driveway leading to a detached double garage equipped with an electric roller door, power, and lighting. To the side, a path takes you to a wooden shed and patio area, while the rear garden opens to a lawn surrounded by mature trees, plants, and shrubs. A beautiful split-level pond enhances the tranquil setting, leading down to a decked area, perfect for relaxation.

This home blends space, comfort, and views, creating a perfect setting for modern family living.

- Situated within a quiet cul-de-sac location with spectacular views across Glastonbury
- Large sitting room with sliding doors leading to a balcony
- Recently refurbished kitchen with a range of integrated appliances.
- Four good sized bedrooms, one with an ensuite shower room
- Pretty, landscaped garden to the rear
- Ample off street parking with driveway and detached double garage
- Available to purchase with no onward chain



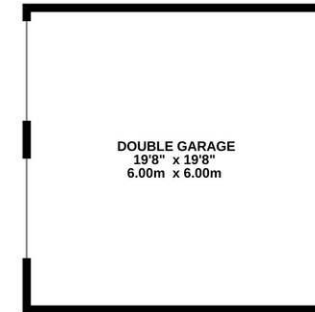
GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
909 sq.ft. (84.4 sq.m.) approx.



GARAGE
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 2391 sq.ft. (222.2 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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