





£425,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

B

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Air source heat pump. Underfloor heating throughout ground floor.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Estate/Management Charges £432 PA

Arbor Lodge, 3 Farriers Close | Meare | Somerset | BA6 9RL

Directions

On entering Glastonbury from Street/Bridgwater, at the main 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 turn left signposted to Meare/Wedmore. Continue into the village of Meare and just before a sharp 'S' bend, turn left into Ashcott Road. Take the first right into Farriers Close where the property can be identified by a Holland & Odam For Sale board.

Description

An attractive & contemporary detached property tucked away on a small residential development of just four properties, set within the popular village of Meare. Built in 2019, the property is light and airy throughout and benefits from modern conveniences such as an air source heat pump and underfloor heating.

Upon entering, a welcoming hallway provides access to all principal rooms, with stairs rising to the first floor and a useful understairs storage cupboard. To the right, the generous sitting room is a bright and inviting space, featuring a wood-burning stove and a dual aspect, with double doors opening onto the rear garden. To the left, the contemporary kitchen/diner has been fitted with modern wall and base units, integrated appliances, and ample space for a dining table. Double doors lead directly to the garden, creating an excellent space for entertaining. Adjacent to the kitchen, a separate utility room provides additional appliance space, access to the garden, and a door leading to the cloakroom.

Upstairs, the spacious landing leads to four well-proportioned bedrooms and an airing cupboard. The master bedroom benefits from built-in wardrobes with sliding mirrored doors and a generous en-suite shower room with a walk-in shower, toilet, and basin. Bedrooms two and three are comfortable doubles, while bedroom four is currently used as a home office and includes built-in storage. A modern family bathroom, complete with a bath and shower over, toilet, and basin, services the remaining bedrooms.

A fantastic bonus is the partially converted garage, which offers a versatile fifth bedroom or home office, while still retaining the front section for essential storage.

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, garage and parish church. 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.





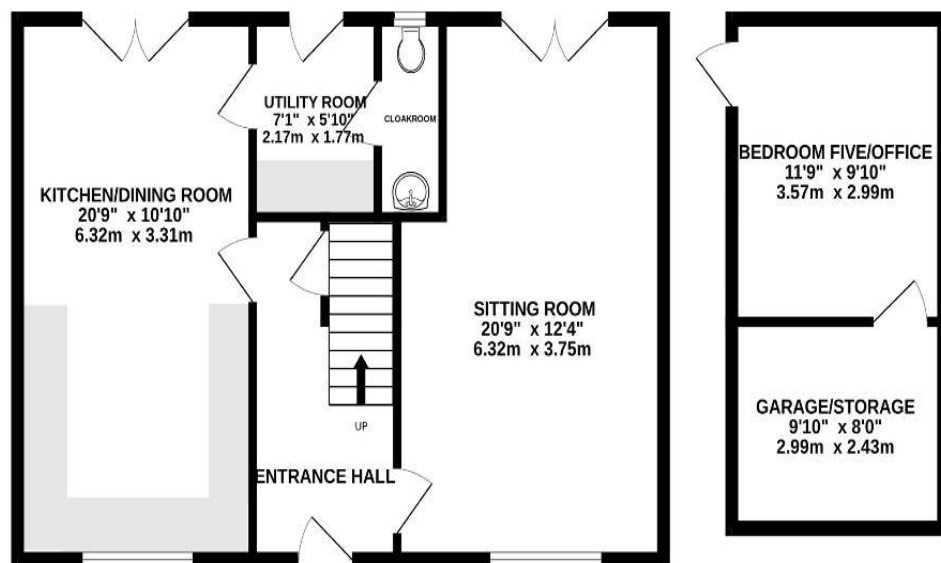
Outside, the enclosed rear garden is bordered by timber fencing, making it safe for children and pets. A patio area adjoining the property creates the perfect space for alfresco dining throughout the warmer months. Gated access is available from both sides of the property. Off-street parking is provided for up to three vehicles at the front of the home.

This exceptional home combines contemporary living with practical features, making it ideal for families or professionals alike. Viewing is highly recommended.

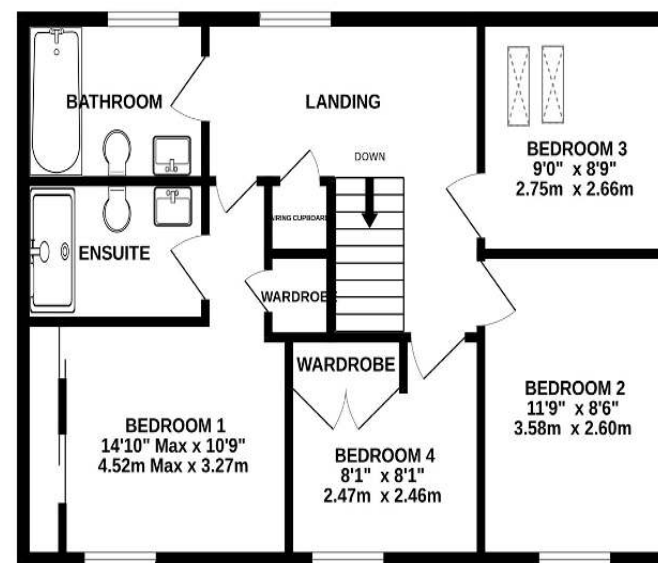
- Superbly presented, modern, four-bedroom detached home built in 2019 benefitting from the remainder of a NHBC warranty.
- Spacious dual aspect sitting room with wood-burning stove and doors opening to the rear garden.
- Contemporary shaker style kitchen with integrated appliances and ample dining space
- Utility room with extra appliance space and a convenient cloakroom.
- Master bedroom with built-in wardrobes and en-suite shower room.
- Three further bedrooms, one with built-in storage, plus a modern family bathroom.
- Partially converted garage for a fifth bedroom or office, with retained storage.



GROUND FLOOR



1ST FLOOR



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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