





£375,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street and Glastonbury proceed to Baltonsborough. Pass over the hump back bridge and continue towards Baltonsborough. Upon reaching a sharp left hand bend turn take the immediate right into the cul-de-sac. Number 17 can be found on the right hand side

Description

Situated in a quiet cul-de-sac on the edge of the village, this lovely four bedroom detached house is available with No Onward Chain and features a superb southerly facing aspect, looking out over the Mill Stream and the fields beyond. There are also two reception rooms on the ground floor, along with a kitchen, large conservatory and cloakroom. Outside, there is a driveway leading to a single garage at the side, and a lovely, south facing rear garden and open views. Available with No Onward Chain.

An open fronted porch leads into the entrance hall, where stairs rise to the first floor and charming ledge and brace doors open to the main living spaces. The sitting room features a coal-effect gas fire, front-facing window, and glazed doors to a spacious conservatory. Opposite, the dining room also benefits from a front aspect. The kitchen offers a modern range of wall, base, and drawer units with space for appliances, along with an understairs cupboard, access to the conservatory, and a cloakroom with WC and basin. The conservatory is generously proportioned and glazed on three sides, enjoying delightful views over the garden and surrounding countryside.

Upstairs, the landing features a rear-facing window framing beautiful rural views and leads to four bedrooms and the family bathroom. Bedroom one has a front aspect, built-in wardrobes, and an en-suite shower room, while bedroom two also features a front aspect and double fitted wardrobe. Bedroom three shares the same stunning rural outlook as the landing, and bedroom four faces the front. The family bathroom includes a panelled bath with hand shower, WC, and wash hand basin, and there is also a linen cupboard for additional storage.

Location

The property is situated in the popular village of Baltonsborough which has local amenities including a General Store, Inn, Primary School and Parish Church. The town of Glastonbury is some three miles or so, which is famous for its Tor and Abbey Ruins. The A361 enables easy access to Millfield Preparatory School at Edgarley, the senior School in Street and is approximately 9 miles from the Cathedral City of Wells, also renowned for its own private school. Wells is the smallest city in England and offers a vibrant High Street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath.





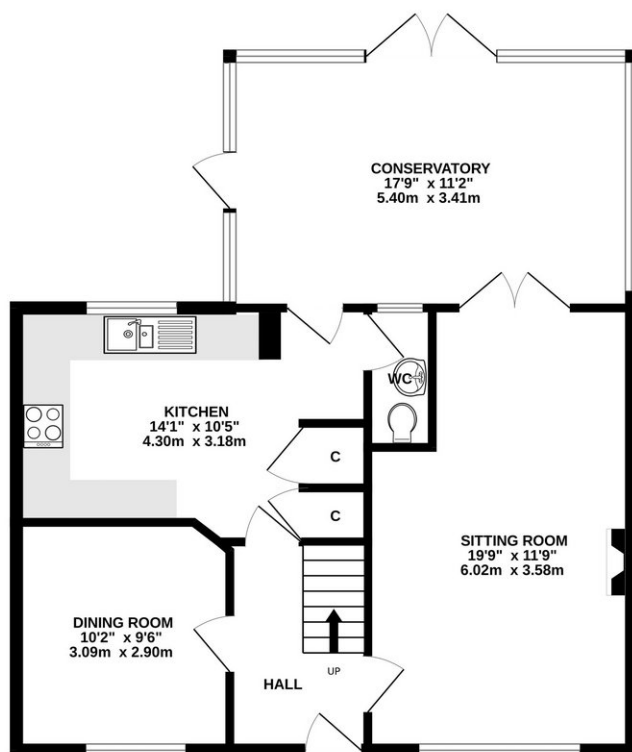
Outside, secure gated access leads to a driveway and detached single garage with power and lighting. The rear garden enjoys a wonderful southerly aspect with open views across the Millstream and farmland beyond. Designed for easy maintenance, it features paved areas and a mature shrub border, creating a peaceful outdoor space.



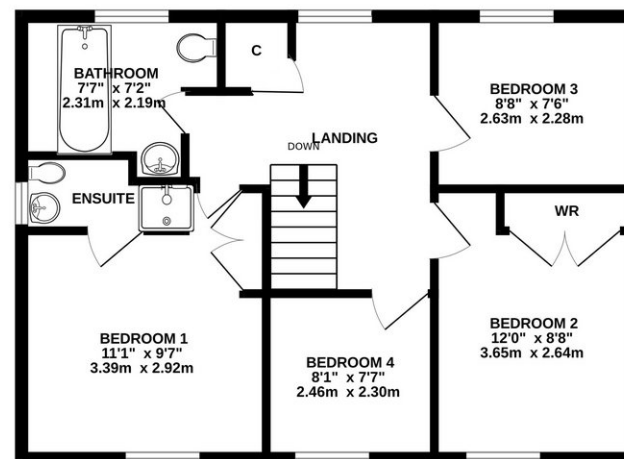
- Located in a quiet cul-de-sac on the village edge, this four-bedroom detached home is offered with no onward chain.
- Enjoys a superb southerly-facing aspect with beautiful views over the Mill Stream and open countryside.
- Ground floor includes two reception rooms, a modern kitchen, large conservatory, and a convenient cloakroom.
- The sitting room features a coal-effect gas fire, front-facing window, and glazed doors to the conservatory.
- Spacious conservatory is glazed on three sides and enjoys delightful garden and rural views.
- Upstairs offers four bedrooms, including a main bedroom with en-suite shower, and a family bathroom.
- Outside boasts gated driveway, detached garage, and a low-maintenance south-facing garden with open views.



GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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