





£265,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



2



1



2

Energy
Rating

D

Council Tax Band C



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street/Glastonbury take the road to Butleigh and after entering the village, Butleigh Court and cricket pitch on the left, take the fourth turning on the left into Barton Road (Rose and Portcullis Inn on the corner). Proceed into the village of Barton St David and pass the Barton Inn on the right. At the crossroads turn left into Mill Road and after a short distance turn left and then left again into Park Close where the no.8 will be identified on the right hand side.

Description

Set in a peaceful close, this well-presented two-bedroom semi detached home offers generous living space and stunning countryside views. The sitting/dining room features a wood-burning stove and leads to a garden room with full-height sliding glass doors. A modern kitchen includes all appliances, and a rear study provides additional flexibility. Upstairs there are two double bedrooms, with bedroom two enjoying a scenic outlook, especially the view of Glastonbury Tor over adjoining farmland. The landscaped garden, raised decking, and driveway with garage complete this fantastic home.

A useful enclosed entrance porch with built-in cupboard/bin store welcomes you to this beautifully presented home. The front door opens into a bright entrance hall with stairs rising to the first floor and an oak door leading into the sitting/dining room. This inviting space features a fireplace with an inset wood-burning stove, a front-facing window, and an understairs storage cupboard. An opening flows into the dining area, which connects directly to the modern kitchen and the garden room beyond. The kitchen is well-equipped with a range of wall, base, and drawer units, and is offered with all appliances, including a gas cooker, upright fridge/freezer, dishwasher, and washing machine. A wall-mounted gas-fired boiler completes the space.

The garden room, added by the current owners, provides a light-filled additional living space with full-height sliding glass doors set in an aluminium frame, perfectly framing the garden and the spectacular views of open farmland and Glastonbury Tor in the distance. A door from the garden room opens into a rear study, built onto the back of the garage, featuring a garden-facing window and a connecting door into the single garage. On the first floor, matching oak doors lead to two double bedrooms and a bathroom. Bedroom one has two windows to the front and two built-in cupboards, while bedroom two overlooks the garden and farmland, also enjoying panoramic views of Glastonbury Tor. The bathroom is fitted with a large shower enclosure with electric shower, wash hand basin, and WC.

Location

The property is situated in the popular mid-Somerset village of Barton St David which has local amenities including public house, church and playing field. The neighbouring villages of Butleigh and Keinton Mandeville are 1.75 miles and 1.25 miles respectively and both offer primary schooling and village stores. The ancient town of Somerton is 5 miles whilst the thriving centre of Street is 5.5 miles and offers a comprehensive range of facilities including both indoor and open air swimming pools, Strode Theatre and Strode College. The historic town of Glastonbury is 7.5 miles whilst Castle Cary main line station (London, Paddington) is 7.2 miles.





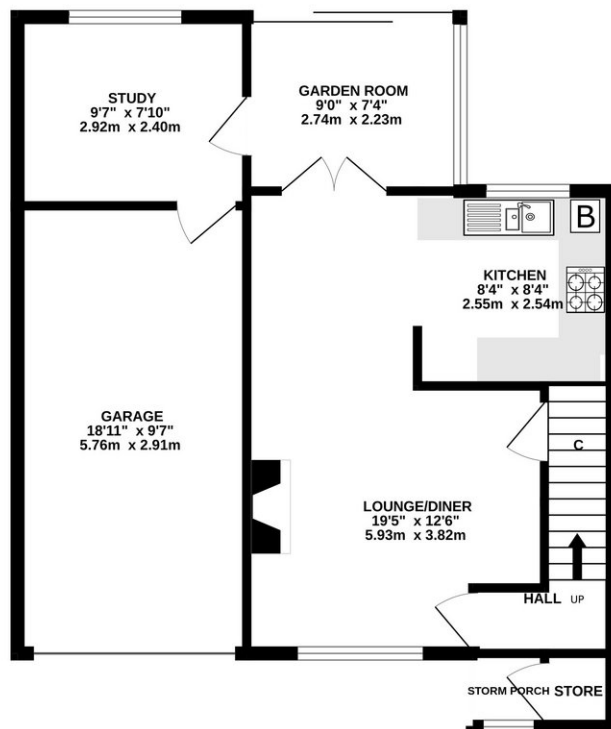
The property is situated in a peaceful close with a lawned front garden and driveway parking in front of the single garage, which has power, lighting, and a folding door. To the rear, a raised deck extends from the garden room and along the side of the house, taking full advantage of the sunny aspect and glorious views across open countryside to Glastonbury Tor. The garden also benefits from an outside power supply and water tap, making it a practical yet peaceful outdoor space, ideal for enjoying the views and surrounding tranquillity.



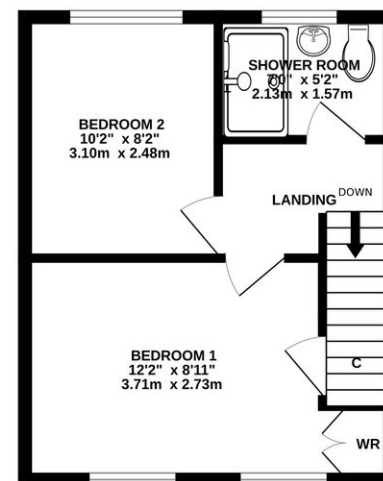
- Well presented semi detached hone in a quiet cul-de-sac set within this popular village.
- Sitting/dining room with wood-burning stove, understairs storage, and access to kitchen and garden room.
- Modern kitchen with integrated units and included appliances: gas cooker, fridge/freezer, dishwasher, and washer.
- Light-filled garden room with sliding glass doors and panoramic views over farmland and Glastonbury Tor.
- Rear study built behind the garage, ideal as a home office, with internal garage access.
- Two double bedrooms with built-in storage; rear bedroom enjoys stunning views of Glastonbury Tor.
- Peaceful location with driveway parking, garage, raised decking, outside power, water, and a sunny garden aspect.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.7 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.
Made with Metropix ©2025

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

