





£575,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

E

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

On approaching Glastonbury from Street/Bridgwater at the main roundabout (B & Q on the left) take the second exit onto the by-pass. Continue straight ahead at the first roundabout and at the second roundabout turn left signposted to Meare. On approaching the village, turn left signposted to Stileway. Continue straight ahead and then follow the road through Stileway bearing left when the property can be seen on the right hand side.

Description

A rare opportunity to purchase a well-presented detached home in the peaceful hamlet of Stileway. Set within approx. 0.40 of an acre, the property boasts beautifully landscaped gardens, gated parking and a double garage. Extending to nearly 2,200 sqft, it offers six versatile reception rooms, four double bedrooms and a flexible layout ideal for family living and is available to purchase with no onward chain.

Stepping through the front door, you are welcomed into a wide entrance hall, where stairs rise to the first floor and doors branch off to the ground-floor rooms. To the left sits a bright study, ideal for home working, while opposite is a recently refurbished ground-floor shower room with toilet, basin and accessible, walk in shower.

At the heart of the home lies the kitchen, fitted with a range of units and a breakfast bar, with a door leading directly into the breakfast room. From here, access continues into the utility room, which in turn opens into a large office/playroom which overlooks the garden. This versatile space flows further into the sun room, a light-filled retreat stretching across the rear of the house with sliding doors opening to the garden.

The more formal living areas are arranged centrally comprising a generous sitting room with a feature fireplace sits alongside the dining room, with both connecting directly to the sun room creating a sociable layout that's perfect for entertaining and family life.

Upstairs, the landing gives way to four well-proportioned bedrooms. The master bedroom enjoys built-in wardrobes and its own en suite shower room, while the remaining three bedrooms are all served by the modern family bathroom. Bedroom two also benefits from built in wardrobes and lovely views overlooking the garden to the rear and fields beyond.

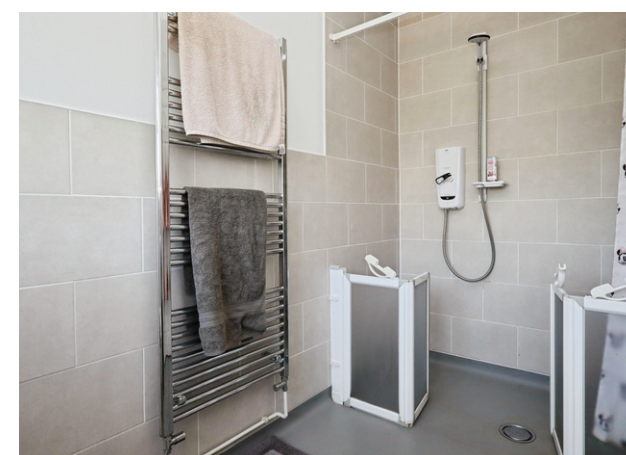
Location

Stileway is a peaceful rural hamlet away from main roads just a short distance from the village of Meare where there is a Parish Church and Primary School. The lane into Stileway is a 'No Through Road' which means that the hamlet benefits from the absence of through traffic. The historic town of Glastonbury and the thriving centre of Street are both within approximately three and five miles providing comprehensive shopping and leisure facilities.





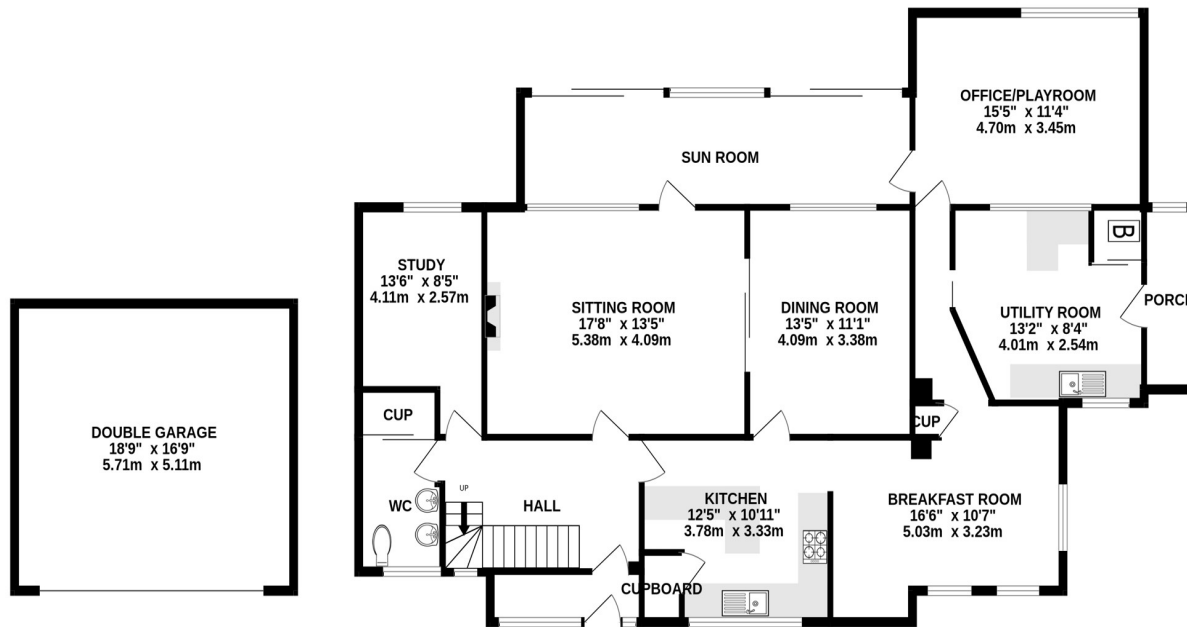
Externally, the property is approached through wooden gates that open onto a sweeping driveway, providing ample off-road parking and leading to a detached double garage. The rear garden is a particular highlight with a wide expanse of lawn bordered by mature trees and planting, complete with a paved patio area for outdoor dining and entertaining.



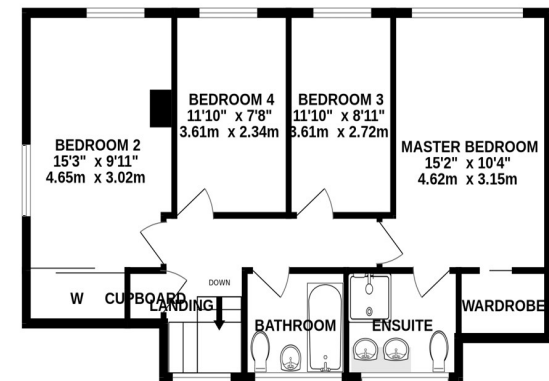
- Peaceful hamlet of Stileway, offering a rural setting close to Glastonbury.
- Spacious detached family home with no onward chain
- Entrance hall with access to study, shower room, kitchen and living areas.
- Sitting and dining rooms linked by a bright and airy sun room opening to the rear garden.
- Kitchen with breakfast room, leading to utility and versatile playroom/office.
- Four double bedrooms, all with built in wardrobes, including a master with en suite shower room.
- Large rear garden with lawn, patio terrace and mature plants and borders.
- Secure gated driveway and a detached double garage with power and light.



GROUND FLOOR
1859 sq.ft. (172.7 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 2558 sq.ft. (237.7 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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