





£625,000

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 D

Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



Description

A beautifully modernised Grade II listed home, situated in an elevated position close to the town centre. Updated by the current vendors yet retaining its period charm the property offers a sitting room with inglenook fireplace, dining room and a well appointed kitchen with Aga, integrated appliances and matching utility. Upstairs are five bedrooms including a principal with en-suite, plus high-spec bathrooms with terrazzo tiling. South-facing garden, parking and garage. Available to purchase with no onward chain.

Entering the property, the hallway leads directly into the impressive sitting room, which extends the full depth of the house and features exposed beams together with an imposing inglenook fireplace. From here, a doorway opens into the dining room, a welcoming space ideal for family meals and entertaining, with views over the rear garden.

The dining room connects directly into the kitchen, which has been fitted with a range of bespoke John Franklin shaker style wall and base units beautifully finished in a soft blue colourway. Combining classic charm with modern convenience, the kitchen includes a range of integrated appliances alongside an Aga cooker. Adjoining this, the utility room has been fitted with matching shaker-style units, offering excellent storage and workspace, as well as access to the cloakroom.

Upstairs, the landing gives access to five well-proportioned bedrooms. The principal bedroom, positioned at the front, benefits from fitted storage and a stylish en-suite. Both the en-suite and the family bathroom have been completed by John Franklin to a high specification, featuring brushed brass hardware and striking terrazzo tiling, with the family bathroom also offering both a bath and separate shower enclosure. Three further double bedrooms lie to the rear, each enjoying far-reaching views towards Glastonbury Tor and Bushy Coombe, alongside a versatile fifth bedroom.

Directions

From our Glastonbury office in the centre of town, proceed to the top of the High Street and carry straight on over into Bove Town. Continue up the hill where the property can be found on the corner of the turning for Bushy Coombe Gardens on the right hand side.

Location

The property is situated in an elevated position, a short walk from the town centre with its good range of shops, supermarkets, restaurants, cafes, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells and the thriving centre of Street, which offers a wide range of facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village.

Excellent schooling can also be found locally across all ages to include Strode College which celebrates an outstanding Ofsted rating 3 miles, prestigious Millfield School just 2.5 miles, Millfield Prep 3 miles, Hazelgrove Prep school 6 miles, Wells Cathedral 8 miles, Kings School Bruton and Bruton School for Girls 10 miles. Castle Cary with its main line connection to London Paddington is twenty minutes drive whilst the nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) can be reached within half an hour. Bristol, Bath, Taunton and Yeovil are all within commuting distance.





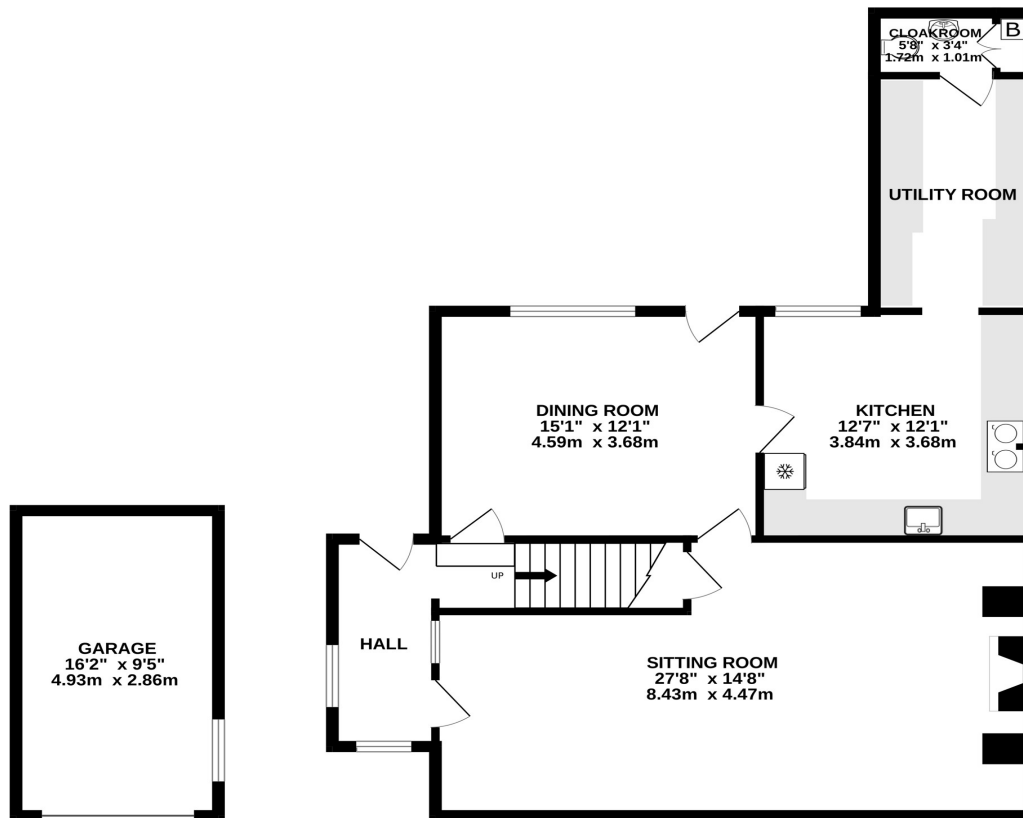


The gardens are a delight, south-facing and full of seasonal colour, offering a peaceful space for relaxation or entertaining while a patio area offers the perfect space for alfresco dining throughout the warmer months. At the foot of the garden, a gated driveway provides parking for two to three vehicles and leads to a detached single garage.

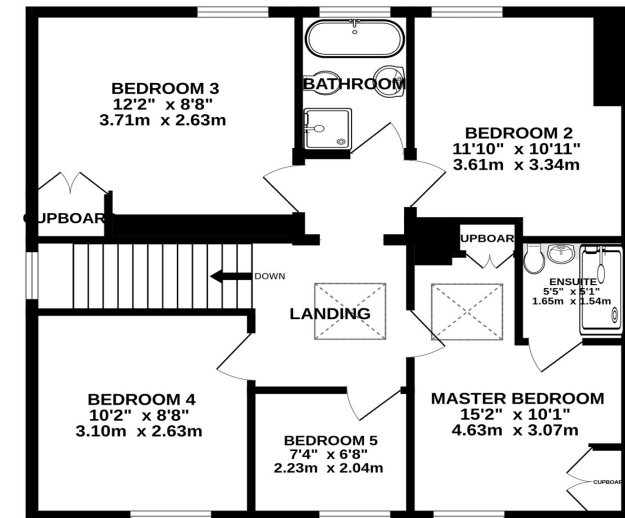
- Grade II listed period home, full of character and charm, offered with no onward chain.
- Modernised by the current vendors to a high specification.
- Situated in an elevated position a short walk from Glastonbury High Street.
- Spacious sitting room with exposed beams and a striking inglenook fireplace, extending the full depth of the home.
- Dining room accessed via the sitting room, overlooking the rear garden and perfect for family gatherings.
- High quality shaker-style kitchen in a soft blue finish, with integrated appliances and an Aga.
- Five bedrooms, including a front-facing principal with fitted storage and stylish en-suite shower room.
- South-facing garden, bursting with seasonal colour, plus gated driveway parking and detached garage.



GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1657sq.ft. (153.9 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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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. *

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