



Birchview House Millbatch Close, Glastonbury, BA6 9GT

£675,000









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# Birchview House Millbatch Close

Glastonbury, BA6 9GT

- Private cul-de-Sac position
- Rear balcony with view southerly views
- Two reception rooms
- Bay windows and working wood burner
- Offered to the market chain free
- Off road parking
- Four/five bedrooms
- Contemporary internal finishes

The ground floor accommodation comprises an entrance hallway with doors leading through to two ground floor bedrooms, a contemporary shower room and the kitchen breakfast room. Ceramic floor tiling has been laid throughout the hallway, and there is an attractive Oak bannister staircase leading up to the first floor.

The sizeable kitchen area has been fitted with a classically styled cream suite comprising a range of wall, drawer and base units complimented by Oak worktops. Additional appliances include a five-ring freestanding "Cookmaster" oven, an integrated dishwasher, washing machine and fridge/freezer.

The breakfast area is centred on an attractive stone fireplace. Double doors provide access out onto the rear garden. The remaining ground floor accommodation includes a separate lounge with a large feature bay window that overlooks the rear garden, a separate study and a further ground floor bedroom. There is the added bonus of a ground-floor shower room which is fitted with a modern and contemporary finish throughout.

Three double bedrooms, an en-suite bathroom and separate family bathroom can be found on the first floor. The impressive master suite features an attractive balcony area affording rural southerly views. It also boasts an en-suite bathroom with separate shower cubicle and is finished with contemporary floor and wall tiling. The family bathroom features a free-standing claw foot bath, a free-standing shower cubicle with a mains shower attachment. Like all the shower/bathroom suites in the property, the bathroom is finished with contemporary floor and wall tiling.

**OUTSIDE** The property is approached via a private driveway. The rear garden has been mainly laid to lawn and is enclosed by fence borders. There is a substantial shingled patio area which spans the width of the rear of the property. To the rear of the garden is a block paved driveway providing ample space for parking.

**LOCATION** Believed to date back to the 14th Century, Meare is an increasingly popular village enjoying a good community spirit. The excellent primary school is an attraction to young families. The village is just 3 miles from Glastonbury and Street and village amenities include the Post Office, Church and garage. The "Railway Inn" is the nearest public house, approximately 1.5 miles from the house. The Shapwick Heath nature reserve is also within close proximity and can access via various cycle paths.

**DIRECTIONS** On entering the village of Meare from Glastonbury (B3151) continue along this road and onto St Marys Road. As you pass Meare Manor on your right there is a left hand turning signposted "Private Road, Millbatch Lane. Take this turning, the property can be found at the end of this lane.





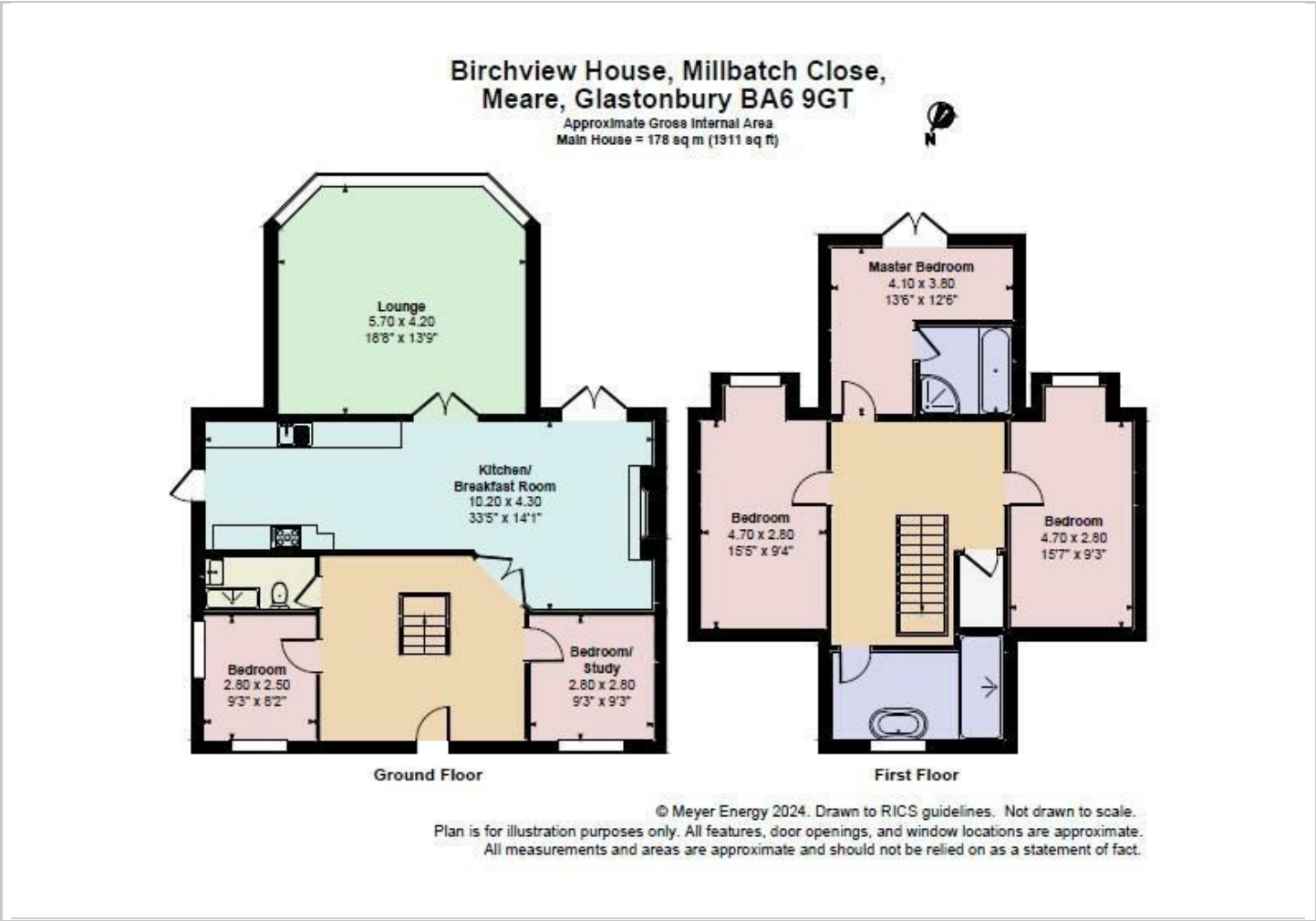








Floor Plans

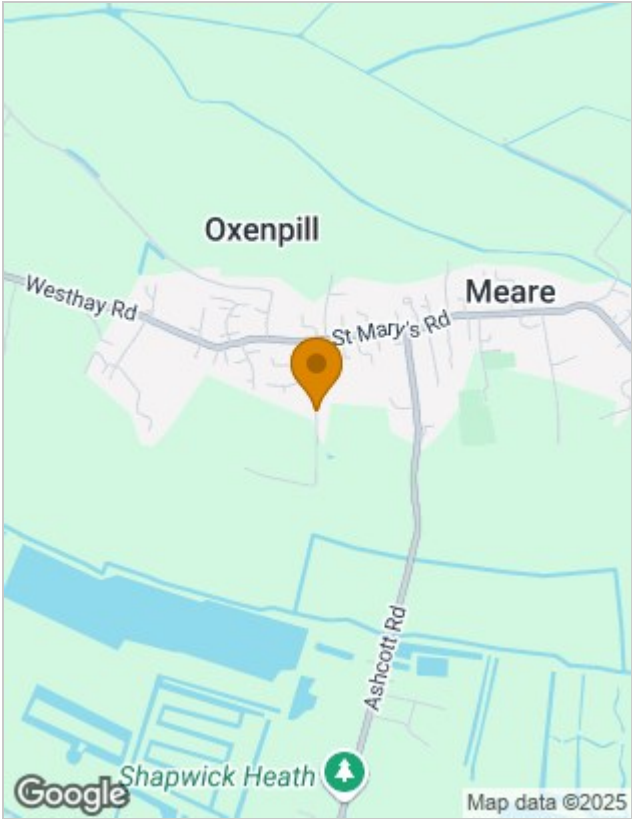


Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

