



£279,950

*At a glance...*



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**holland  
& odam**

2 Park Close  
Barton St. David  
Somerton  
Somerset  
TA11 6DJ

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

01458 785100

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



## Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout, turn right and continue to the T junction and turn left onto B3151. Take the first right onto B3153 towards Keinton Mandeville and follow for approximately 3.5 miles. Enter Keinton Mandeville and turn left onto Barton Road, follow the road and bear left onto High Road then take a right onto Mill Road. Take the first left into Park Lane and left into Park Close. The property can be found on your right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## 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.

## Insight

An extended semi-detached home in the charming heart of Barton St. David. This property boasts far reaching views of the countryside, including the iconic Glastonbury Tor, and backs onto fields.

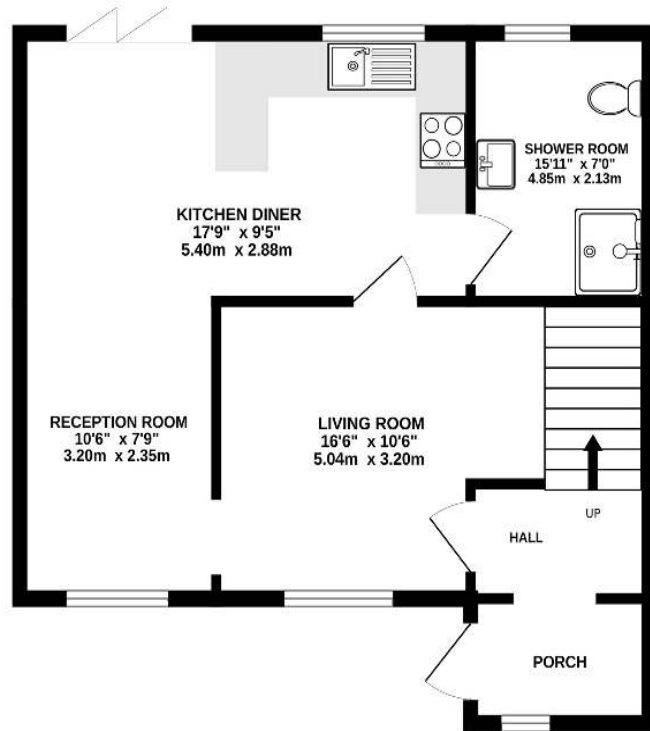
With the potential for further extension, the residence currently features a convenient entrance porch, a spacious open-plan kitchen and living area, a separate dining room, utility/shower room, four well-appointed bedrooms, and a family bathroom.

Additionally, the property offers a beautifully enclosed rear garden and generous driveway parking at the front.

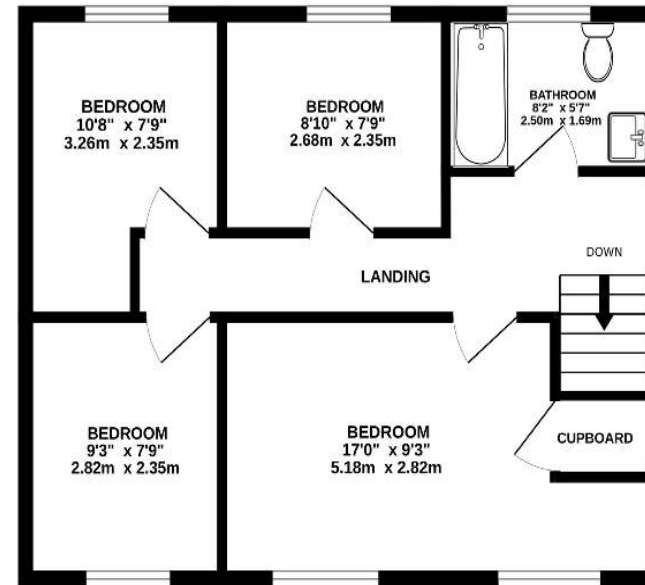
- Situated in an advantageous position within Park Close, benefiting from stunning views to the rear and backing onto fields
- Extended over the years by previous owners, with potential to extend further
- Gas central heating and double glazing throughout
- Enclosed rear garden with Bi-fold door leading from the open plan kitchen/ living room onto the patio
- Convenient utility/downstairs shower room
- Four bedrooms and a family bathroom
- Large driveway providing ample off road parking for residents or guests



GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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