



Eaves
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1 Grenville Court

Kingweston Road, Butleigh, Glastonbury, BA6 8FL

GUIDE PRICE: £950,000

An immaculate detached family home in the village of Butleigh. The house, built in 2015, is conveniently located near to Millfield School, Castle Cary station and the A303.

TENURE — FREEHOLD



Overview

A modern detached family home on the edge of the village of Butleigh. The house offers an entrance hall, a superb open plan kitchen/dining room, sitting room, cloakroom, utility, boot room, office, 5 bedrooms, 4 bathrooms, south facing garden, garage and off street parking.

Key Features

- A MODERN DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- SITTING ROOM
- 5 BEDROOMS
- 4 BATHROOMS
- OFFICE
- UTILITY ROOM, CLOAKROOM AND BOOT ROOM
- SOUTH FACING GARDEN
- DRIVEWAY WITH PARKING
- GARAGE



Immediate Area

The picturesque village of Butleigh, which is surrounded by open countryside, has a primary school, nursery and playing fields. There is an honesty shop opposite at Sourdown Farm who also run various pop up events throughout the year. The nearby village of Baltonsborough has a great village shop for day to day needs.

Street and Glastonbury are nearby (3 miles and 4 miles respectively) and have more comprehensive facilities.



There are a number of top quality eateries nearby (Alfredo's in Somerton, Holm in South Petherton, Root in Wells and The Talbot Inn in Mells to name just a few.

There is a mainline train service to London Paddington (approximately 9 miles away) from Castle Cary.

The house is a mere 3 miles from Millfield School, 12 miles from The Newt and roughly 14 miles from Bruton.

The House

The house, completed in 2015, is both attractive and well designed. Built from Blue Lias stone under a slate roof, it sits in an exclusive development on the edge of the village, surrounded by open countryside. There has been great attention to detail with sash windows, stone lintels and even a balcony, off the main bedroom, looking out to open fields beyond.

EPC — C



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Interior

Through the front door you enter the main hallway. Stairs lead to the first floor and there is a handy cloakroom straight in front of you.

To the left is the sitting room. Light and airy with double doors straight out to the patio and rear garden. The window to the front, along with all the windows, has plantation blinds fitted. There is an attractive stone fireplace with a gas fire, built in shelving and an engineered oak floor throughout.



To the right, through the hallway, you come to the open plan kitchen/dining room. This is a fantastic space where the current owners spend much of their time. There is a vast amount of clever storage built in, a large island with further storage, integral dishwasher, a range cooker with 5 gas hobs, double sink with Quooker tap and downlights throughout. The double doors, with floor to ceiling windows on either side, lead you out to the patio and garden.

A door in the kitchen takes you into what is currently the utility room. This room has potential to be changed into a walk-in larder should you wish.

Through a door on the far side you reach the boot room, with built in storage and a sink, and to the right the home office. Another door from the boot room leads to the garage with electric door to the front and a further door through to the garden.

Up the stairs you reach a nice sized landing with a window to the front. On the left is the main bedroom. A sizeable room with double doors out to the balcony that has views across the countryside beyond. A door leads through the dressing room, with walk in wardrobe and further storage, to the main ensuite. The ensuite has both an impressive shower cubicle and a freestanding bath.





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Outside

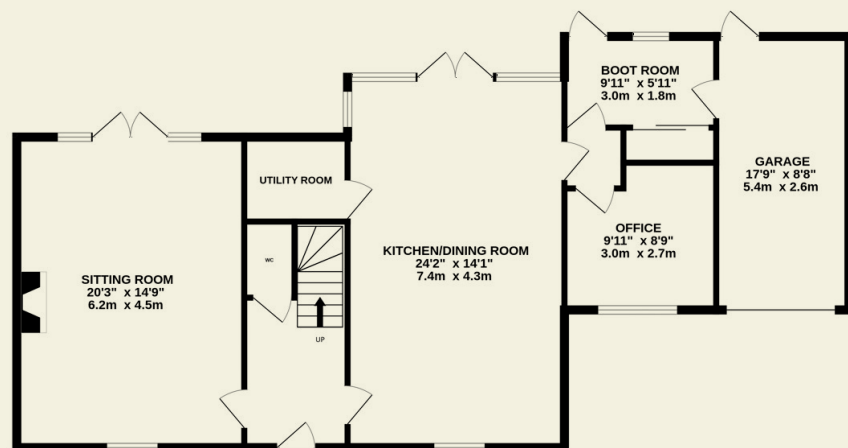
Looking at the front of the house, a paved pathway leads from the lane to the front door. On either side of the pathway there are low maintenance beds with hardy plants and box balls. To the right is the driveway, giving parking for two cars, and the garage.

To the rear of the house is the attractive south-facing garden. A patio stretches across the back of the house and provides a great dining area to one side and further space for entertaining to the other. The garden is mainly lawned with mature hedges giving privacy from beyond. There are very attractive flower beds, raised vegetable beds, a line of Lavender and a timber storage shed. To one side there is a pathway giving access to the front of the house.



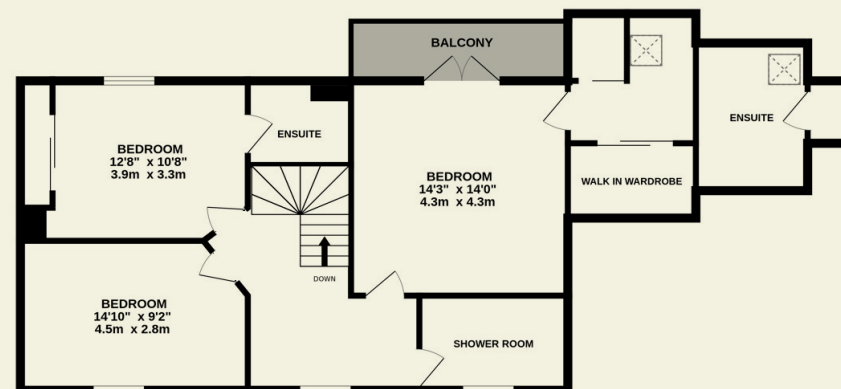
GROUND FLOOR

1149 SQ. FT. / 106.7 SQ.M. APPROX



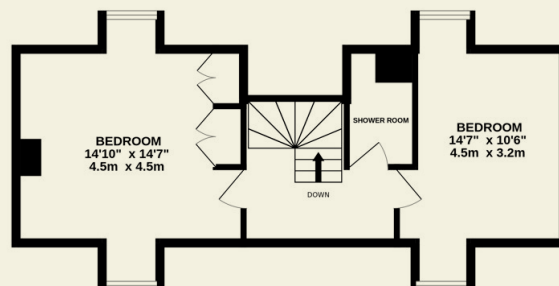
1ST FLOOR

915 SQ. FT. / 85 SQ.M. APPROX



2ND FLOOR

544 SQ. FT. / 50.5 SQ.M. APPROX



TOTAL FLOOR AREA

2607 SQ. FT. / 242.2 SQ.M. APPROX

Floorplans



Directions

From Glastonbury or Street take the Butleigh Road out of the town heading east.

Continue past Butleigh Wooton and keep going until you reach Butleigh. Continue on this road through the village and nearly out the other and turn left onto Kingweston Road and then the next left into Grenville Court where the house can be found on the left hand side.

WHAT3WORDS ///HEADLESS.PROFILED.HILLS

Services

Mains gas, electricity, water and drainage are connected to the property.

Local Authority

Somerset Council - Band G

Eaves Notes

There is a management committee which has a sinking fund of £200 per annum for upkeep of communal areas. More details available on request.

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