

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CORBIE, BARTON ROAD, BUTLEIGH, GLASTONBURY, SOMERSET, BA6 8TH



**CORBIE,
BARTON ROAD, BUTLEIGH, GLASTONBURY, SOMERSET, BA6 8TH**
Street 4 miles, Glastonbury 5 miles, Castle Cary 11 miles, Bath and Bristol within 30 miles.

A substantial and beautifully appointed detached property set in generous gardens on the edge of this highly desirable village.

This impressive and deceptively spacious property offers versatile, light-filled accommodation in excess of 3,000 sq.ft., including two elegant reception rooms, a gallery style snug, a study, and a superb kitchen/dining room with bi-folding doors opening onto a stunning terrace with far-reaching views.

Outside, generous, well-maintained grounds encompass the property and offer pleasant countryside views to the rear, whilst at the front a gravel driveway provides sufficient parking, complementing the double garage.

The layout is ideal for families, those seeking single storey living, or buyers requiring space for multi-generational needs.

Accommodation

The house is approached via a gated entrance and a stone-chipped drive providing ample parking and leading to a double garage. A door opens into a spacious hallway with doors off to all principal rooms, staircase to the first-floor accommodation, cloakroom, and storage.

To the left, the main sitting room is a generous and comfortable space, featuring a central fireplace, bespoke alcove shelving, and a large bay window to the front, southerly aspect and so enjoys plenty of natural sunlight.

The heart of the home is the open-plan kitchen and dining room, beautifully appointed with granite work surfaces, complemented by a comprehensive range of oak cabinetry and Travertine tiled flooring, a range of integrated Neff appliances, and a central island.

The room opens up into a dining area with several skylights and full-width bi-folding doors which flood the space with light and connect seamlessly to the outdoor entertaining terrace, whilst oak flooring contributes to the high quality of finish present.





Off the kitchen is a utility room with further cabinetry, plumbing for laundry appliances, a secondary sink, and access to the garden.

Steps lead down to a fabulous family room with a feature 'picture' window capturing magnificent views towards Glastonbury Tor and the Mendips. Further bi-folding doors and a wood-burning stove ensure that the space is perfect all year round and complete this bright and welcoming room.

A study and a mezzanine snug above offer excellent versatility, providing options for home working, reading, or a playroom.

There are four ground-floor bedrooms, including two with ensuite shower rooms, and three with fitted wardrobes. A contemporary family shower room serves the remaining rooms, complete with a walk-in shower, basin and WC.

On the first floor is a further double bedroom with outstanding countryside views – an ideal guest suite. Adjacent is a large loft room with potential for further accommodation (subject to the necessary consents).

Outside

The house sits in a generous plot of just under 0.6 acres of mature gardens laid mainly to lawn and enclosed with established hedging for privacy, this is great for families and entertaining alike.

A fabulous glass-fronted terrace at the rear provides an exceptional space for al fresco dining and summer gatherings, whilst at the front there are further gardens and a driveway that offers parking for several vehicles, along with a double garage.

Services

Mains, electricity, water and drainage.

Air source heat pump electric central heating with radiators.

Solar panels fitted and owned outright, generating approximately £300 a year. There is no battery currently, however the system has the connections for a battery to be fitted.

EPC Rating: C.

Council Tax Band: E.

Freehold.





Location

Butleigh is one of Somerset's most admired villages, with a thriving community, primary school and nursery, a 14th Century church and village hall, along with Sourdown Farm which hosts various events throughout the year. Surrounded by open countryside and footpaths, it lies just a few miles from Street and Glastonbury and is well placed for the renowned schools of Millfield, Hazelgrove and Wells Cathedral.

Castle Cary mainline railway station is located less than 10 miles away, offering services directly to London Paddington. For those travelling by road, the A37 and the A361 are within easy reach, as well as the A303, which is only seven miles to the south.

The nearby towns of Glastonbury, Street, Somerton and Wells offer an excellent range of amenities, shopping and cultural attractions.

Important Notes

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

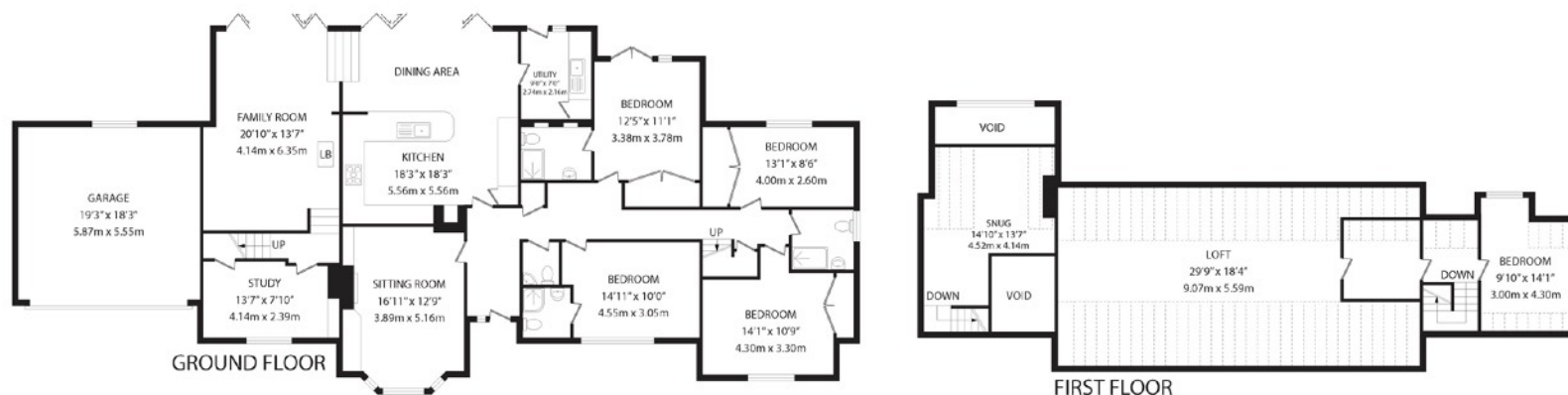
Viewings

Interested parties are advised to check availability and current situation prior to travelling to see any property.

By appointment with Agents, Roderick Thomas, 2 London House, New Street, Somerton TA11 7NU.



Corbie, Barton Road, Butleigh, Somerset, BA6 8TH



Approximate Gross Internal Area

Ground Floor: 715'6"sqft	218.0sqm
First Floor: 422'2"sqft	128.6sqm
Garage: 106'7"sqft	32.5sqm
Total: 1244'5"sqft	379.1sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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London House, New Street, Somerton, Somerset, TA11 7NU. Tel: 01458 767689 - E: somerton@roderickthomas.co.uk