



4 Neville Park



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Baltonsborough, Glastonbury, Somerset, BA6 8PY

Glastonbury 6 miles. Castle Cary/Railway Station 8.5 miles.
Wells 11 miles.

A beautifully appointed and extended four bedroom detached family home, set within attractive gardens and grounds together with ample parking and large garage/workshop. EPC Band E.

- Sought After Village
- Far Distant Views
- Three Reception rooms
- Delightful Gardens
- Well Appointed Kitchen/Breakfast Room
- Extensive Parking, Garage/Workshop
- Four Double Bedrooms
- Council Tax Band E
- One En Suite and Two Family Bathrooms
- Freehold

£675,000

SITUATION

4 Neville Park is located within the heart of one of the most sought after villages in the area and is closely associated with Millfield School due to its close proximity. The village has an active community and benefits from a shop, public house, primary school, village hall and church. The village is well placed being within 5 miles of Street with its Outlet Shopping Village and 6 miles from the historic town of Glastonbury. The city of Wells is within 11 miles and the commercial town of Yeovil 14 miles. The property is well placed being within easy access of the A303 providing easy links towards Exeter and London and within 8½ miles of Castle Cary railway station with direct access to London Paddington.

DESCRIPTION

4 Neville Park is centred on an extended four bedroom detached family home which is offered in excellent decorative order throughout. It benefits from uPVC double glazed windows, doors and fascias throughout, together with oil fired central heating. The heating is also supplemented by a superb multi-fuel stove. The accommodation is light and airy benefiting from an elevated position from which wonderful views can be enjoyed including orchards to the rear and distant views towards Glastonbury Tor, the Hood Monument and Combe Hill Woods near Street. There are three generous reception rooms together with a bathroom and laundry room, all on the ground floor. On the first floor are four double bedrooms, one with an en suite, together with a family bathroom.

Outside are delightful landscaped gardens to both front and rear with large sandstone terrace at the rear and approached by a double width driveway and an integral garage/workshop.



ACCOMMODATION

Steps rise to a double glazed Mahogany hardwood front door with matching side screen, opening into a large hallway with staircase rising to the first floor with laundry room beneath housing the water softener, space and plumbing for washing machine and room for a freezer. The main Sitting Room is fully glazed on the front aspect with a focal point of a recessed multi-fuel stove, deep coved ceiling, central oval cornice with six wall lights and six additional downlighters. Doorway leads to the adjoining dining room with a beautiful Loliondo hardwood herringbone designed floor with Angelique inlay and large patio doors to the garden. Deep ceiling cornice and door to the kitchen/breakfast room comprising 2½ bowl sink with mixer taps and an additional direct mains tap. Adjoining worktops with an excellent range of floor and wall mounted cupboards and drawers, integrated appliances include AEG ovens with grill, Zanussi ceramic hob together with integrated dishwasher, fridge and freezer and nine downlighters. UPVC door to garden.

To the rear of the hallway is a beautiful Garden Room with vaulted ceiling and variable speed control ceiling fan, patio doors on two aspects overlooking the garden and terrace. The adjoining bathroom comprising corner bath, wall hung wash hand basin and WC, together with fully tiled shower having provision for steam, along with part tiled walls, radiator and separate heated towel rail, shaver point and tiled flooring.

On the half-landing is a large picture window with views of the garden and orchard beyond. On the main landing is a large eaves storage area, along with trap access to the roof void approached via an aluminium ladder with a mainly boarded roof void being well insulated, electric fluorescent lights and standing room. Bedroom one has fitted wardrobes, ceiling rose and cornice together with four wall lights and views of the garden and orchards beyond. En suite shower room comprising shower cubicle, vanity unit with inset wash hand basin and low level WC, heated towel rail, tiled floor and walls. The three remaining double bedrooms enjoy distant views towards Glastonbury Tor, the Hood Monument and Combe Hill Woods, with two of the rooms also benefitting from fitted wardrobes. The family bathroom is comprehensively fitted and comprises; shaped panelled tear drop bath, separate shower cubicle, low level WC and wall hung basin, heated towel rail, additional heated towel rail/radiator, shaver point, linen cupboard and tiled floor and walls.

OUTSIDE

The property is approached over a double width block paved driveway providing ample parking for five or six cars. It leads to an integral garage /workshop measuring 16ft 11' x 12ft 6" and is approached through a solid Cedarwood timber up and over door. It is connected with power and light together with a Grant oil fired boiler. Adjoining the driveway are lawned gardens with a selection of trees including a prolific Walnut, Crab Apple and Salix. There are attractive shrub borders with four step-over fruit trees including Apple, Pear and Greengage with a backing border hedge of low growing Holly. A pathway leads around both sides of the property to the rear garden with a large sandstone terrace and shaped lawn beyond with well stocked attractive borders. Useful log shed and BBQ shack with double electric socket. Oil tank.

Within the front and rear gardens there is external lighting together with numerous electrical sockets and cold water taps.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.
Broadband: ADSL under 24 Mbps Superfast up to 999 Mbps (ofcom)
Mobile: O2 and Vodafone (ofcom)

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags Yeovil Office, telephone 01935 475000.

DIRECTIONS

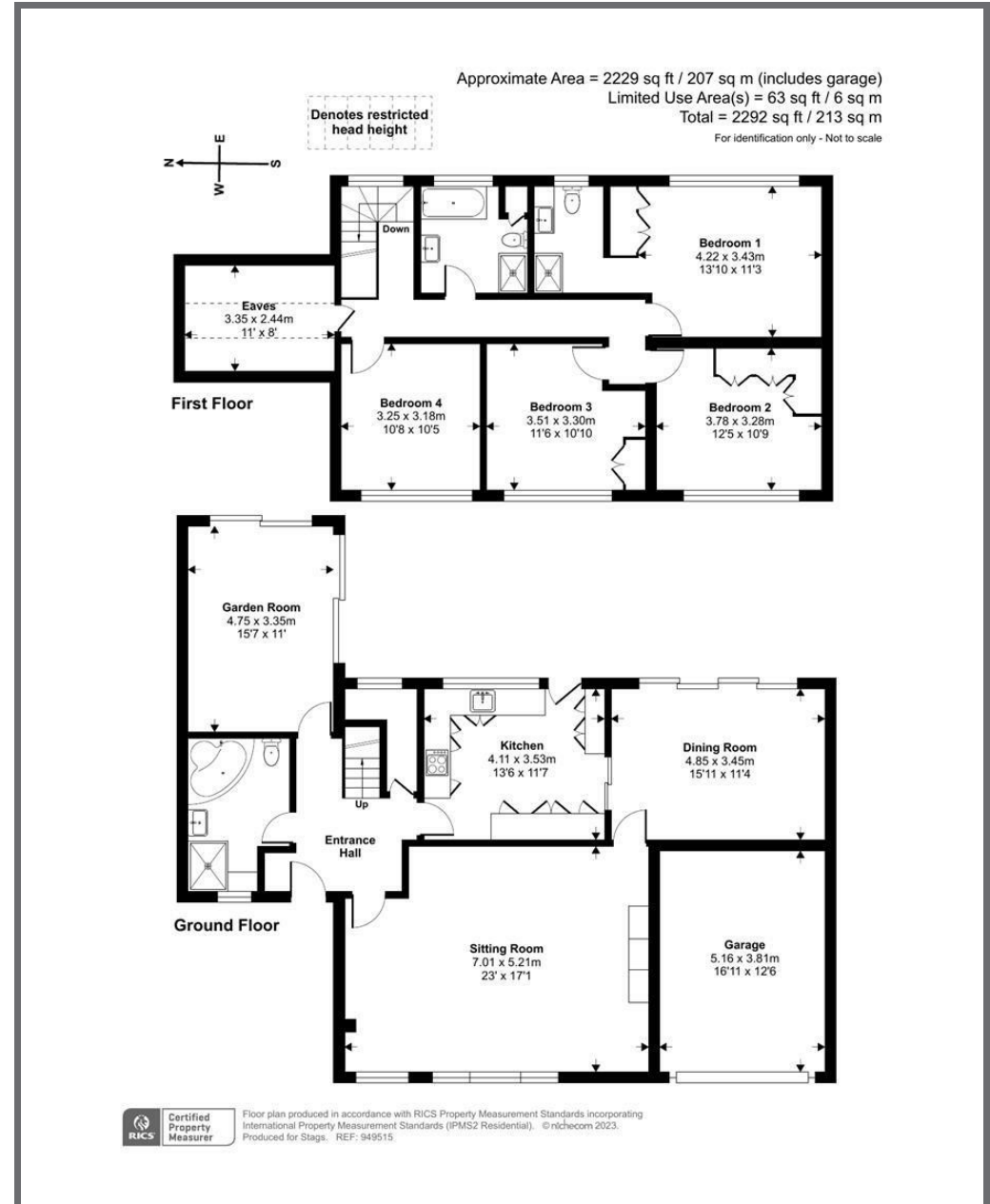
From the centre of the village by The Greyhound Public house turn into Ham Street, passing the village hall and primary school on your left hand side. After a short distance take the 2nd turning right after the Z bend into Neville Park whereupon number 4 will be clearly seen on the left hand side.

FLOOD RISK STATUS

Very low risk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	72

England & Wales EU Directive 2002/91/EC

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