

LODESTONE



23 Apple Meadow, Baltonsborough





23 Apple Meadow

BA6 8FQ

Offers over £399,000

4 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Detached house in immaculate order throughout
- Set on the edge of the development
- Lovely views to front
- Well appointed kitchen dining room with integrated appliances
- Sitting room with doors onto garden
- Four good size bedrooms
- Ensuite and family bathroom
- Garden with patio
- Garage and parking





23 Apple Meadow in the popular Somerset village of Baltonsborough occupies a superior position with a fantastic open outlook to the front. This lovely home has been constructed to a high specification, is beautifully presented and is in excellent order throughout. It is light and airy and the new owners will be able to move straight in and start enjoying life in Somerset.

The front door opens into a lovely welcoming entrance hall and from here the living room leads off to the right and the kitchen/dining room to the left. The living room is dual aspect, enjoying the lovely light and open aspect at the front of the house and double doors opening onto the terrace and spacious garden at the rear so outdoor living can be easily enjoyed during the warmer months. The kitchen dining room has a luxurious contemporary look with high gloss units in a smart combination of black and white with onyx worktops. Smeg appliances which include an electric oven with gas hob and extractor above, dishwasher and fridge freezer are integrated and complement the overall quality feel. Conveniently placed adjacent to the kitchen, the utility room is plumbed for a washing machine and tumble dryer and has a door leading out into the garden. Completing the ground floor and conveniently placed adjacent to the front door is a downstairs cloakroom.



On the first floor there are four excellent sized double bedrooms positioned around a galleried landing with the main master bedroom enjoying a well fitted ensuite shower room and built in wardrobes. There are three further bedrooms and a family bathroom which is well appointed and includes a bath with a shower over. Off the





landing there is a linen cupboard where the boiler is housed. The second floor has the same beautifully presented and light and airy feel as the ground floor and we strongly recommend viewing this lovely family home.

Outside

Smart black estate railings complemented by a well-established evergreen hedge provide a smart and attractive first impression at the entrance to the property. The front door is reached through a pedestrian gate set into the railings and there are other well established shrubs to the front. A driveway to the left of the property provides parking for two cars in front of its own single garage which has a convenient remotely operated automatic electric door. A wooden gate leads into the rear garden which is fully enclosed providing privacy and security. The garden is mainly laid to lawn with planted borders that ebb and flow with the seasons. All within easy reach of the property are Baltonsborough village school, church, pub and lovely countryside walks.

Situation

Baltonsborough is a lively and popular village in the heart of Somerset. The village hall is a hub for the community and hosts a wide variety of activities that include Bowls, Table Tennis and Yoga. Alongside is a playing field, sports pitches and a play park (with its own zip wire). Other local amenities include a local pub, a Primary school and a new village shop which offers fantastic convenience and a superb range of goods right on the doorstep



Close by is Somerton (once the ancient capital of Wessex) that offers all the usual amenities of a market town including a choice of bars and restaurants and a small independent supermarket. Of particular note are the White Hart gastro pub as well as the Craft Chocolate Shop. The Old Town Hall now houses the ACE Arts Gallery and craft shop which presents a varied, stimulating programme of exhibitions and related events throughout the year. Further shopping can be found in nearby Street (with its famous outlet stores at Clarks Village) and the historic city of Wells just a short drive away. Local attractions include the Glastonbury festival, the Hauser and Wirth Roth Bar and gallery in Bruton, the Kingweston Golf Club and several good local pubs and restaurants. Bath and Bristol are both about an hour drive to the North.

There are good transport links to London and the South west via the A303. Castle Cary railway station, just 6 miles away, offers an excellent direct rail service to London in less than two hours.

Schools

Local schools include Baltonsborough village primary school, Strode College, Crispin School, Brookside Academy and The Blue school in Wells. Nearby independent schools include Millfield School (prep and senior), the Bruton schools, Wells Cathedral School (prep and senior), Hazelgrove and All Hallows prep schools.

Services – Mains electricity, water and drainage, LPG gas central heating
The LPG gas supply is provided via a communal tank that is managed by the estate. It is automatically re-filled and the service is convenient, reliable and well priced.



Local Authority – Somerset Council
Council Tax – Band E
EPC – C
Tenure – Freehold
Estate/Management Charges £196.70 per annum

Directions

From Glastonbury, take the A361 East towards Shepton Mallet – go past the Tor and reach Millfield Prep school – continue for 1.2 miles and turn right onto Woodland Road. Continue until reaching the Greyhound Inn in Baltonsborough. Turn right into Church Lane. Apple Meadow will be found just along the road on right hand side and no. 23 is the first left turn, parking is available opposite the houses.

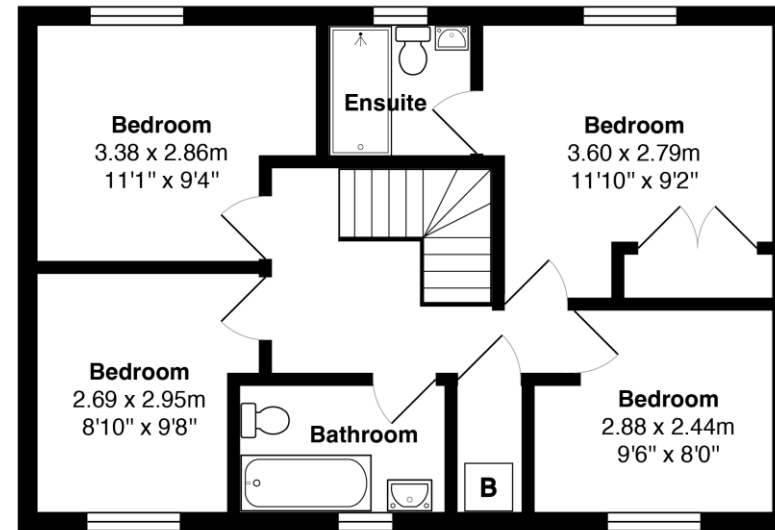
What 3 Words – headliner.slug.terribly

Viewing by appointment only

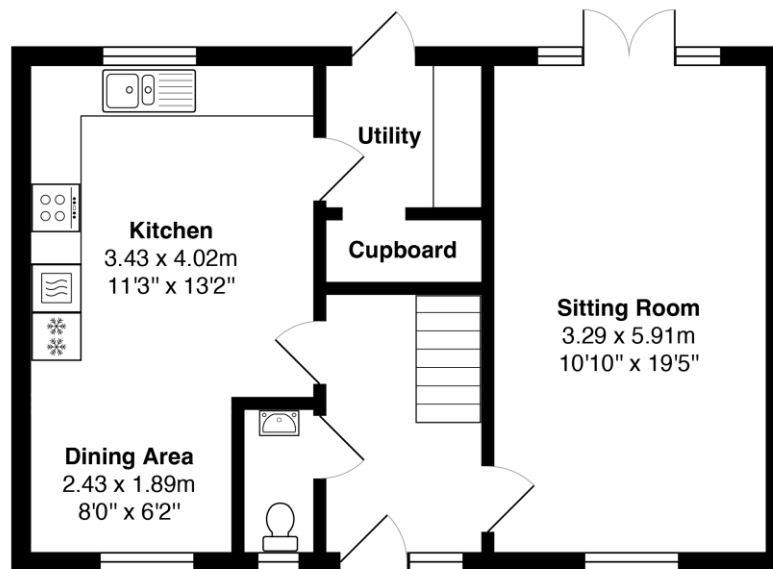
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First Floor



Ground Floor

Approximate gross internal floor area of main building - 111 m² / 1,194 ft²

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