





£599,950

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

Upon entering the village of Meare, along the B3151 from Glastonbury, continue on through, passing the village school on your left. After approximately 0.5 miles, you will see the pillars and driveway for Quarenden House on the right hand side, immediately before a modern terrace of houses, also on the right hand side.

Description

Quarenden House is an impressive detached family home, set at the head of a private driveway and enjoying a high degree of privacy. The property offers well balanced accommodation including four double bedrooms, three reception rooms and a striking open plan kitchen and family space. Outside, the house stands within established gardens and land extending to approximately 0.50 acres. With ample parking, a detached double garage and a secluded setting, this is a well positioned home suited to modern family living.

The property is approached via a private driveway with wooden gates opening onto an extensive brick paved drive providing parking and turning space. The front door opens into a welcoming entrance hall where stairs rise to the first floor and a useful understairs recess leads to a cloakroom with additional storage. To one side is the spacious sitting room featuring a woodburning stove set within the fireplace, together with windows to the front and side and sliding doors opening onto the rear deck and garden.

To the opposite side of the hall is the impressive open plan kitchen and family room, fitted with a comprehensive range of wall, base and drawer units with granite work surfaces over and integrated appliances including a double oven, ceramic hob, dishwasher and fridge freezer. A breakfast bar extends from the work surface and there is ample space for a dining table, with patio doors opening onto the rear deck. A door leads through to the utility room which houses the oil fired boiler and provides space and plumbing for appliances, along with a stable door to the garden. Additional ground floor rooms include a snug with dual aspect windows and a separate study overlooking the rear garden.

On the first floor, the landing provides access to four double bedrooms and the family bathroom, together with an airing cupboard. The principal bedroom includes built in wardrobes and an en suite shower room, while bedroom two also benefits from fitted wardrobes and a front facing aspect. Bedrooms three and four overlook the rear garden and also include built in storage. The family bathroom is fitted with a white suite including a bath with shower over, wash hand basin and WC.

Location

Meare is a rural village set on the picturesque Somerset Levels, 3 miles to the west of Glastonbury. The village provides a primary school, parish church and farm shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 4 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.

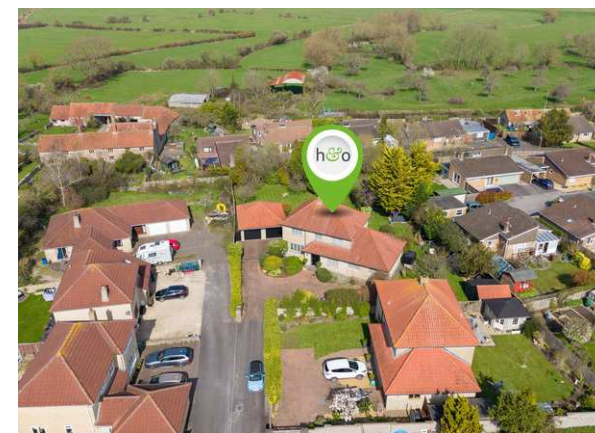




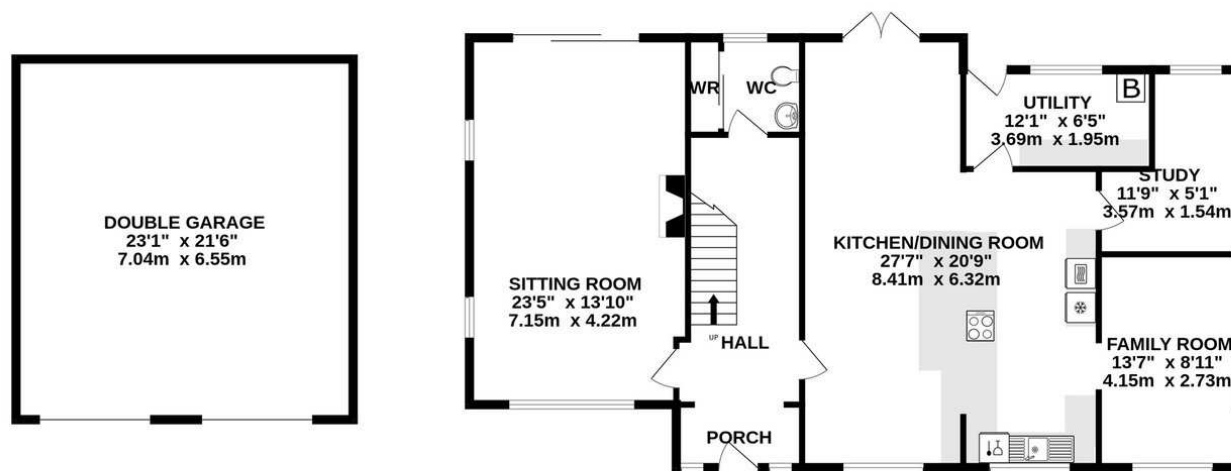
The property is set within established gardens extending to just under 0.50 acres (including the extended driveway). To the front, the brick paved driveway provides parking for several vehicles and leads to the detached double garage with automatic roller doors, power, light and eaves storage. Gated access is available to both sides of the house, leading into the rear garden. A large timber deck extends from the rear elevation, providing an ideal space for outdoor seating and dining, with steps leading down to the lawn. The garden is well enclosed by mature trees and shrubs, creating a good degree of privacy, with additional features including a greenhouse, timber store, patio seating area and ornamental pond.



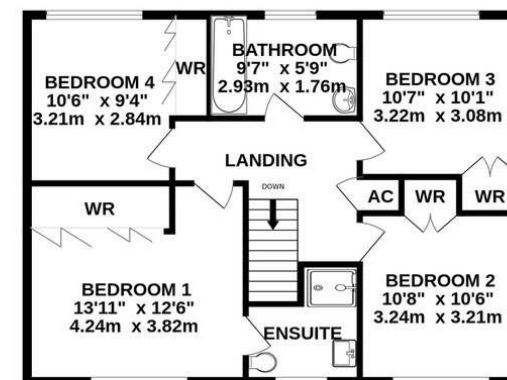
- Detached family home set at the head of a private driveway with gated access, offering a high degree of privacy and a generous plot of just under 0.50 acres
- Four double bedrooms and two bathrooms, including a principal bedroom with fitted wardrobes and en suite shower room
- Spacious sitting room with woodburning stove and sliding doors opening onto the rear deck and garden
- Open plan kitchen and family room with granite work surfaces, integrated appliances and breakfast bar with space for dining
- Additional reception rooms including a snug and separate study, providing flexible living and working space
- Extensive driveway parking for several vehicles leading to a detached double garage with automatic doors, power and light
- Established rear garden with decked seating area, lawn, mature planting, greenhouse, pond and a high degree of seclusion



GROUND FLOOR
1763 sq.ft. (163.8 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 2507 sq.ft. (232.9 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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