





£475,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy  
Rating

C

Council Tax Band E

**Services**

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

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

Estate/Management Charges £200 PA



## Description

Situated in a quiet, popular development on the fringes of Baltonsborough, this well-presented four bedroom home offers spacious and well-balanced accommodation throughout. Benefiting from a generous rear garden backing onto allotments and open fields, the property also provides ample off-street parking and a double garage. Available to purchase with no onward chain.

The accommodation is entered via a central hallway, where there is a conveniently positioned cloakroom, fitted with a modern WC and basin, stairs rising to the first floor, and doors leading to all principal rooms.

To the left, the sitting room is a well-proportioned, dual aspect space, centred around a wood burning stove. French doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living while flooding the room with plenty of natural light.

Across the hall, the kitchen/dining room spans the depth of the property and also benefits from a dual aspect, ensuring excellent natural light throughout the day. The kitchen is fitted with a range of shaker-style wall and base units beneath quartz work surfaces, with ample space for a dining table, making it a sociable and practical everyday living space.

Leading off the rear of the kitchen is a separate utility room, providing additional storage and space for appliances, with a door giving access to the rear of the property.

To the first floor, a central landing provides access to four bedrooms. The principal bedroom is positioned to one side of the property and benefits from built in wardrobes and its own en-suite shower room, fitted with a double shower enclosure. The remaining three bedrooms are well-proportioned and served by a family bathroom, which is centrally located off the landing.

## Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, public house and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the infamous Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.

## Directions

From Glastonbury/A361 follow the signs to Baltonsborough. At the centre of the village turn right (opposite The Greyhound Pub) into Church Lane, where Apple Meadow will be found after a short distance on the right hand side. From the A37 follow the signs to Baltonsborough. At the centre of the village turn left (opposite The Greyhound Pub) into Church Lane, where Apple Meadow will be found after a short distance on the right hand side.

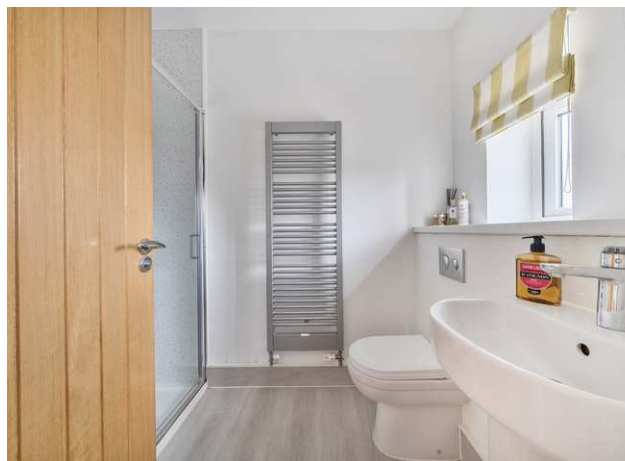






Externally, the property enjoys a generous rear garden, with a large sun terrace immediately adjoining the house, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is laid to lawn offering a blank canvas for any budding gardeners. Beyond the rear boundary, allotments lead through to open fields, providing a pleasant outlook and an added sense of space.

- Situated within the popular village of Baltonsborough within a quiet residential development
- Available to purchase with no onward chain.
- Generous rear garden backing onto allotments with open fields beyond
- Ample off-street parking via a paved driveway leading to a double garage
- Spacious and well-balanced four bedroom accommodation arranged over two floors
- Dual aspect sitting room with wood burning stove and French doors to the garden
- Light-filled kitchen/dining room with quartz worktops and adjoining utility room
- Principal bedroom with built-in wardrobes and en-suite shower room

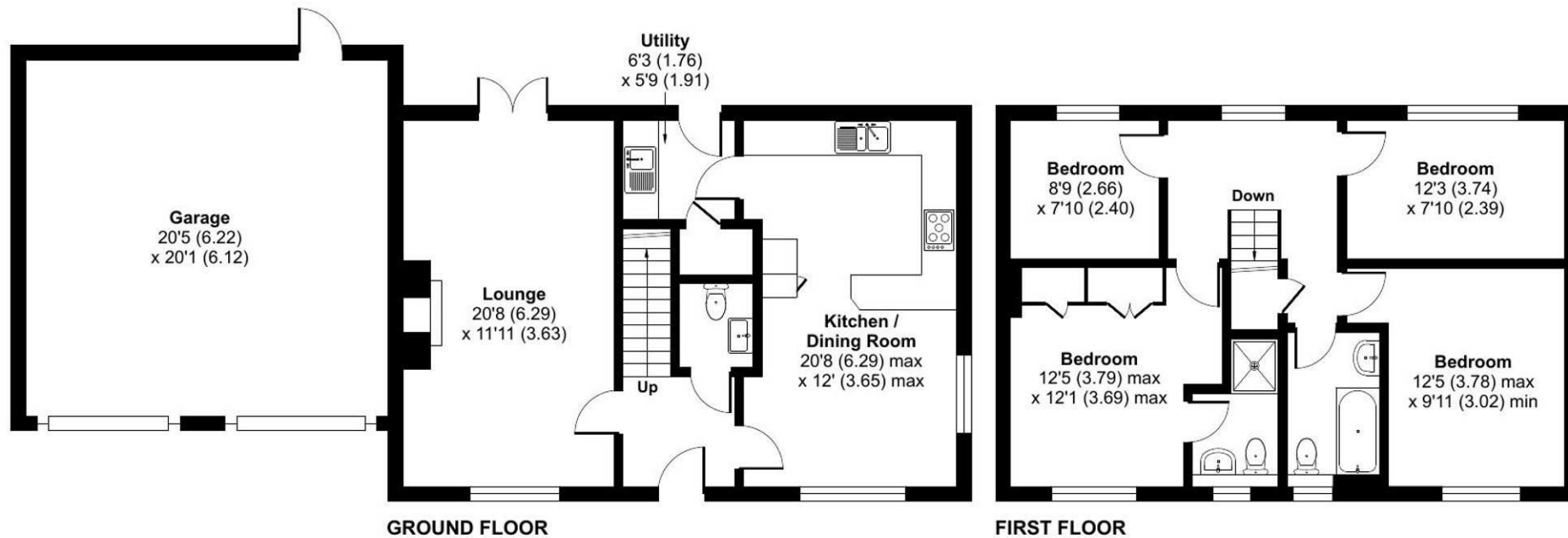


Approximate Area = 1286 sq ft / 119.5 sq m

Garage = 410 sq ft / 38.1 sq m

Total = 1696 sq ft / 157.6 sq m

For identification only - Not to scale



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