





£499,950

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

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Energy
Rating

D

Council Tax Band D

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



Description

Situated on the sought after south side of The Roman Way, this mature, detached chalet bungalow benefits from spacious, well presented accommodation offering four bedrooms and three reception rooms. Furthermore the property has an attractively landscaped south facing garden, affording stunning far reaching views taking in Glastonbury Tor.

A welcoming entrance hall sits centrally within the property and provides access to the ground floor accommodation, with stairs rising to the first floor and offering a convenient cloakroom.

To the right of the hall is a generous kitchen/dining room, positioned to the front of the property and offering a sociable space for both cooking and informal dining. This bright and airy space also offers a useful pantry and a built in storage cupboard.

Adjacent, is a separate dining room, ideal for more formal entertaining or flexible everyday use, while at the rear, the sitting room is beautifully positioned to take full advantage of the exceptional far-reaching countryside views over rolling hills, across towards the village of Street and with Glastonbury Tor visible in the distance.

Opening directly from the sitting room, the conservatory provides an additional reception area and enjoys the same wonderful outlook, with direct, stepped access out to the garden. Adjacent to the sitting room is a further versatile room currently arranged as bedroom four/study, which also benefits from the elevated views. Bedroom one is positioned in the far corner of the ground floor and similarly enjoys the panoramic countryside backdrop. A wet room style shower room serves the two bedrooms on the ground floor, equipped with walk-in shower, toilet and basin.

On the first floor, the landing leads to two further double bedrooms, both well-proportioned and set to either side of the house, together with a family bathroom with shower, bath, WC and basin, located centrally between them. There is also useful eaves storage accessed from the landing.

Location

The property is in this outstanding location along The Roman Way on the southern outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, supermarkets, cafes, restaurants, public houses, health centres and schooling. The Cathedral City to Wells is 8.5 miles whilst Street is 1.5 miles and offers more comprehensive

Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout take the third exit into Street Road. Pass Morrisons supermarket on the left and at the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, turn immediately right into Hill Head. Continue to the mini-roundabout and turn right into The Roman Way, continue and the property will be found on the left-hand side.







Outside, there is an abundance of space - At the front, the house is set back from the road, behind a mature garden with attractive shrub borders, there is driveway parking for multiple vehicles leading to the detached single garage, with an up and over door.

From here a path leads to the rear of the property where the garden has been beautifully landscaped to provide well stocked and attractive borders, lawn and terraced patio areas, taking full advantage of the southerly views, including Glastonbury Tor.

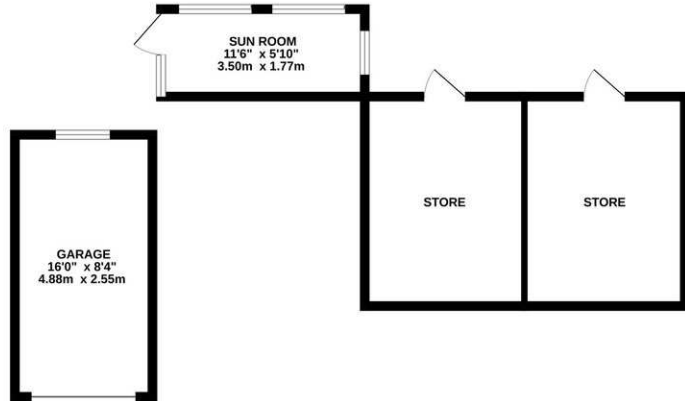
There is also ample storage with two undercroft areas, and a fully glazed potting room, perfect for any keen or budding gardeners.

A gentle sloping lawn leads down to the bottom of the plot where there is access onto 27 acres of fields for which our current vendor, along with other residents, benefits from a shared ownership. Shares can be obtained for as little as £500 for any purchaser.

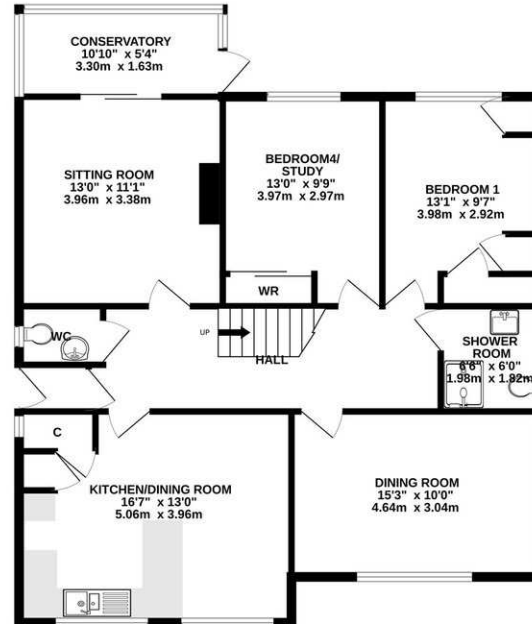
- Situated on a highly desirable and sought-after road, within one of the area's most favoured residential settings.
- Enjoying beautiful far-reaching countryside views over rolling hills, towards Glastonbury Tor and across to Street.
- Flexible and versatile accommodation arranged over two floors, ideal for a range of buyers.
- Offering two bedrooms on the first floor, with a further two/three bedrooms on the ground floor if required.
- Spacious reception rooms positioned to take full advantage of the stunning outlook across the surrounding countryside.
- Driveway providing off-street parking for multiple vehicles, together with a detached garage.
- Beautifully positioned to enjoy a peaceful setting while remaining convenient for local amenities and connections.
- Generous and adaptable layout with excellent potential for multi-generational living or dedicated home working space.



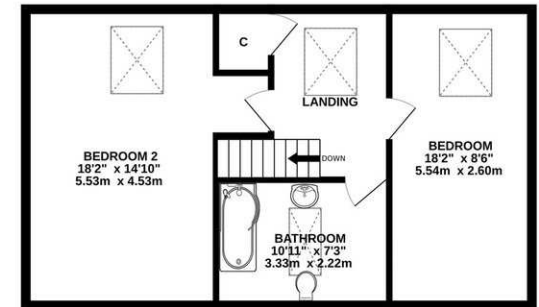
BASEMENT
449 sq.ft. (41.8 sq.m.) approx.



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 2049 sq.ft. (190.4 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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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