





£585,000

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 F

**Services**

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

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

Management Charges £642 PA

Ground Rent £50 PA



## Description

A superb example of a modernised, five-bedroom home situated within the sought-after Watts Corner development on the fringes of Glastonbury. Stunningly presented throughout, this beautiful family home offers light and airy accommodation, including two large reception rooms, a modern kitchen/dining room and five double bedrooms. Outside, there is a good-sized garden and off-street parking for multiple vehicles with a driveway and integral double garage.

Stepping into the sizeable entrance hall, you are greeted by a real sense of space that sets the tone of the property. The hallway features built-in storage cupboards, a useful cloakroom with toilet and basin, and a staircase with an impressive gallery landing that creates a fantastic first impression.

From here, double doors lead into the beautiful sitting room spanning the entire depth of the property and boasting a feature fireplace and French doors that open onto the patio, flooding the space with natural light.

From the hallway, a further set of double doors open into the formal dining room. With ample space for hosting dinners or special occasions, this room also enjoys access to the patio through French doors, providing a lovely flow for alfresco dining during the warmer months.

At the rear of the home lies the stunning kitchen/breakfast room. This modern space has been fitted with a modern style wall and base units, offering plenty of preparation space. Integrated appliances include a dishwasher, fridge freezer and cooker. There's ample room for a breakfast table or sofa, making this a sociable area perfect for everyday family life. A glazed door provides direct access into the garden, while filling the space with plenty of natural light.

Completing the ground floor is separate utility room with external access, and an integral double garage, offering excellent storage options.

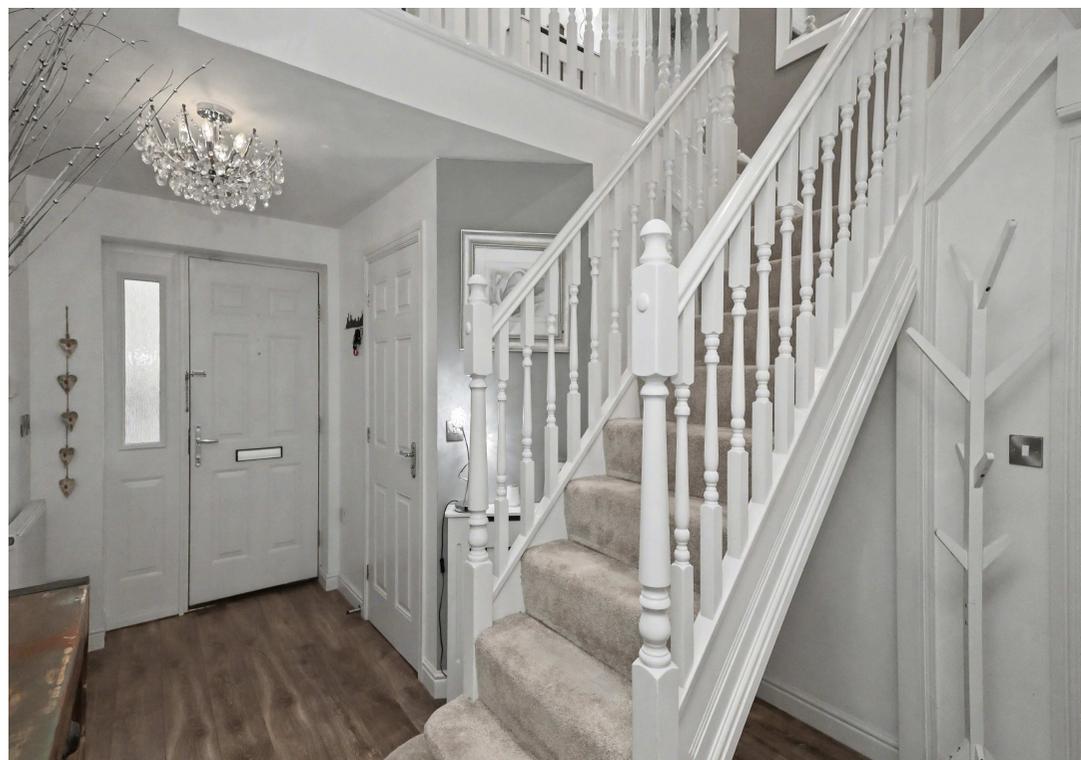
Upstairs, the impressive gallery landing leads to five generously proportioned bedrooms, all with built-in wardrobes. The master bedroom and second bedroom each benefit from stylish ensuite shower rooms, while the remaining bedrooms are serviced by a well-appointed family bathroom featuring a bath, separate shower, toilet, and basin. The final room is a versatile space, currently used as a home office, with double glazed doors offering the flexibility to be transformed into a playroom, or hobby space.

## Location

Situated in a quiet and exclusive development of similar large homes, this property offers the perfect balance of seclusion and convenience. Located on the outskirts of this historic town, with its good range of shops, banks, supermarkets, restaurants, cafes, health centres, schools and public houses. Glastonbury is renowned for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its complex of shopping outlets. Access to the M5 motorway can be gained at junction 23 some 14 miles distant, whilst Bristol, Bath and Yeovil are all within commuting distance.

## Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the High Street, turn left into Wells Road and continue until you reach a roundabout. Take the third exit towards the hospital following on until you reach the turning for Watts Corner on the right hand side. At the junction turn right and follow the road around to the left where the property can be found on the right.





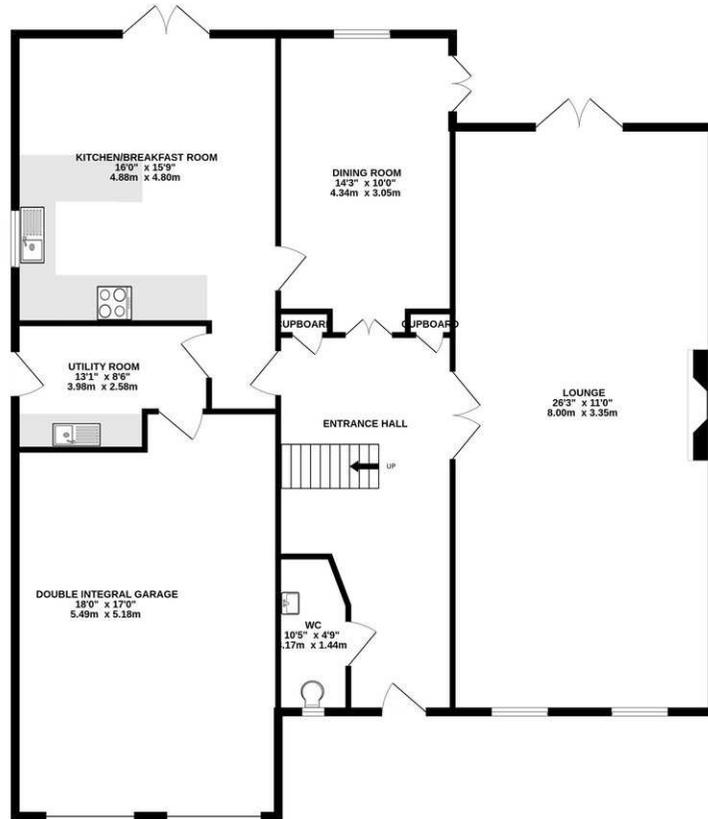


Outside, the property boasts an enclosed rear garden, mostly laid to lawn, with a large decked area, perfect for alfresco dining. Mature trees and shrubs help to give the garden a real sense of privacy. To the front, there is a neatly maintained garden with mature trees and shrubs, while the tarmac driveway provides ample off-street parking leading to the integral double garage, ideal for additional storage or parking.

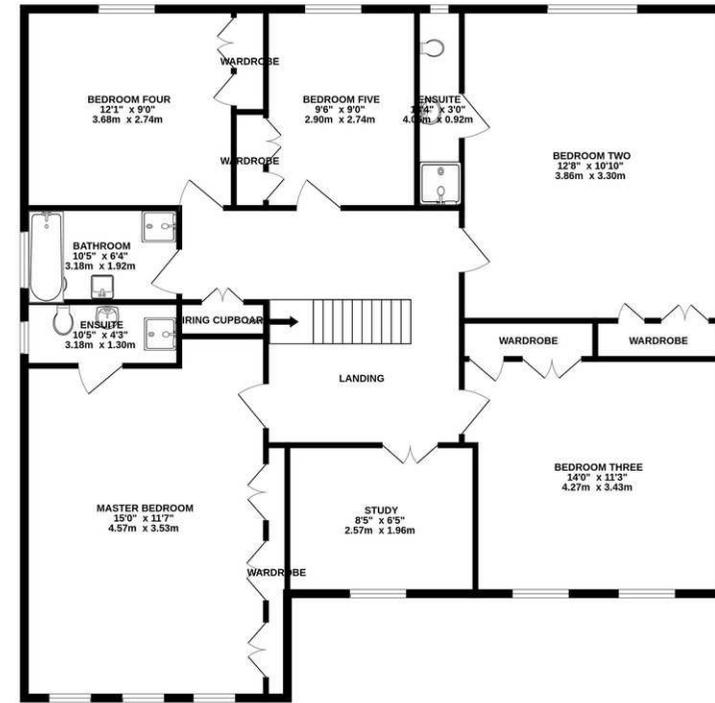
- Superbly presented, spacious family home
- Situated within a sought-after development on the fringes of the town
- Five double bedrooms, two with ensuite shower rooms
- Two spacious reception rooms
- Modern kitchen/breakfast room with doors opening to the garden
- Utility room, cloakroom, and a useful first floor home office
- Double garage and lovely enclosed rear garden



GROUND FLOOR



1ST FLOOR



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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