





£450,000

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

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

## 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 right-hand side.

## Description

Occupying an elevated position on one of Glastonbury's most established residential roads, this extended detached family home enjoys far reaching views across the Somerset Levels to the front and a lovely terraced garden rising behind the property towards the slopes of Wearyall Hill. Offering flexible accommodation, with a superb kitchen/family room rear extension and beautifully maintained gardens, this is a home that combines practicality within a highly sought after setting.

A recessed entrance porch opens into a welcoming reception hall where a turning staircase rises to the first floor and exposed timber flooring extends through much of the ground floor accommodation. The sitting room is a particularly attractive reception space, centred around a feature wood burning stove and enjoying a square bay window framing far reaching views towards the Levels and beyond. A separate dining room retains a period fireplace and connects both to the sitting room and the extended kitchen/family room, creating versatile living space for modern family life. The kitchen has been fitted with a comprehensive range of units with integrated dishwasher, space for a range cooker and upright fridge freezer, whilst the adjoining family dining area enjoys excellent natural light from roof lights, windows and patio doors opening onto the garden. Completing the ground floor is a useful study or fourth bedroom, together with a cloakroom and additional storage.

The first floor continues the character of the property with exposed timber flooring extending from the landing into the bedrooms. The principal bedroom enjoys a square bay window and impressive southerly views across neighbouring rooftops towards the Somerset Levels, Butleigh Hill, Kingweston spire and the surrounding countryside. Bedroom two overlooks the rear garden, whilst bedroom three also benefits from the attractive front facing outlook. The family bathroom is fitted with a modern white suite comprising a bath with shower over, vanity unit with wash hand basin and WC. A particularly practical feature is the utility cupboard, providing space and plumbing for both a washing machine and tumble dryer.

## 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 of Wells is 8.5 miles whilst Street is 1.5 miles and offers more comprehensive facilities including Strode College, Strode Theatre and the complex of shopping outlets within Clarks Village. Access to the M5 motorway can be gained at Junction 23, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





The property is set back above Roman Way, with off road parking for two cars and approached through a private front garden planted with a variety of established shrubs, fruit trees and an attractive mature apricot tree. To the rear, the garden is undoubtedly one of the property's most impressive features. Thoughtfully terraced over several levels, it combines areas of lawn, vegetable beds, flowering borders and mature planting, creating a wonderful outdoor environment that changes throughout the seasons. A sheltered patio adjoins the house, whilst pathways and steps lead through the garden to a series of elevated seating areas that enjoy increasingly impressive views across Street, the Levels and surrounding countryside. At the very top, a gate provides direct access onto the footpath leading towards Wearyall Hill, where some of the area's finest panoramic views can be enjoyed.

- Extended detached family home occupying an elevated position on the popular Roman Way, enjoying far reaching views across neighbouring rooftops towards the Somerset Levels and surrounding countryside.

- Attractive sitting room featuring a square bay window and wood burning stove, complemented by a separate dining room and an extended kitchen family room ideal for everyday living and entertaining.

- Modern fitted kitchen/family room offering a range of wall, base and drawer units with integrated dishwasher, space for a range cooker, upright fridge freezer and generous family dining area.

- Flexible accommodation including a useful ground floor study or fourth bedroom, together with a cloakroom and excellent storage, making the property well suited to modern family requirements.

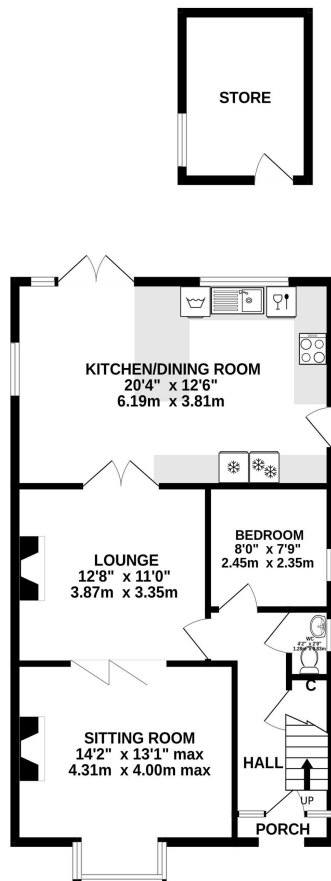
- Three first floor bedrooms, including a principal bedroom enjoying outstanding southerly views towards Butleigh Hill, Kingweston and the Levels, together with a well appointed family bathroom.

- Exceptional terraced rear garden arranged over several levels with lawns, vegetable beds, mature planting, fruit trees and numerous seating areas designed to make the most of the setting and outlook.

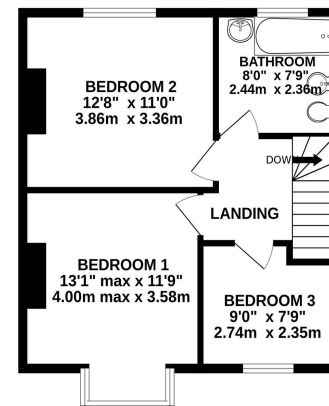
- Front garden with established planting and side access to the rear garden, passing a useful garden store cupboard.



GROUND FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 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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