





£625,000

To View:

Holland & Odam
30 High Street, Glastonbury
Somerset, BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk

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Energy Rating E

Council Tax Band E



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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

On entering the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite), and proceed straight ahead into Ham Street. Continue on passing the school on your left and immediately after exiting the bends, take the second turning on the right hand side into Neville Park.

Description

Occupying a generous plot within a small cul-de-sac of similar detached homes, this substantial family house has undergone extensive renovation in recent years. Set well back from the road behind a large front garden, the property offers five bedrooms and versatile reception space ideal for modern family living. There is ample driveway parking, a large rear garden backing onto an orchard and planning permission for an attached garage. A beautifully improved home in a desirable village setting.

The entrance hall provides a welcoming first impression, with stairs rising to the first floor, under stair storage and matching oak doors leading to the principal rooms. A cloakroom is fitted with WC and wash hand basin. There is a study with front facing aspect. The dining room also enjoys a large front facing window overlooking the garden and opens through oak sliding doors into the spacious sitting room. This room benefits from excellent natural light from its south westerly aspect, together with a feature fireplace housing a multi fuel stove. The kitchen has been updated with a modern range of wall, base and drawer units, with space for a cooker and upright fridge/freezer, room for a breakfast table, and views across the rear garden. Doors lead onto the rear terrace, while a further reception room offers flexibility as a breakfast room, dining room or family room, also opening onto the garden.

The first floor landing gives access to five bedrooms and the family bathroom. Bedrooms one, three and four all enjoy attractive south westerly views across the cul-de-sac, village rooftops and surrounding countryside beyond, with bedrooms one and three also benefiting from fitted wardrobes. Bedroom two overlooks the rear garden and adjoining orchard, while bedroom five also enjoys a rear aspect and offers potential, subject to requirements, to create an en suite to serve bedroom two. The family bathroom has been updated with a contemporary suite including a panelled bath with mains fed shower over, wash hand basin and WC, together with built-in linen cupboards.

Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, public house, village store/post office 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.





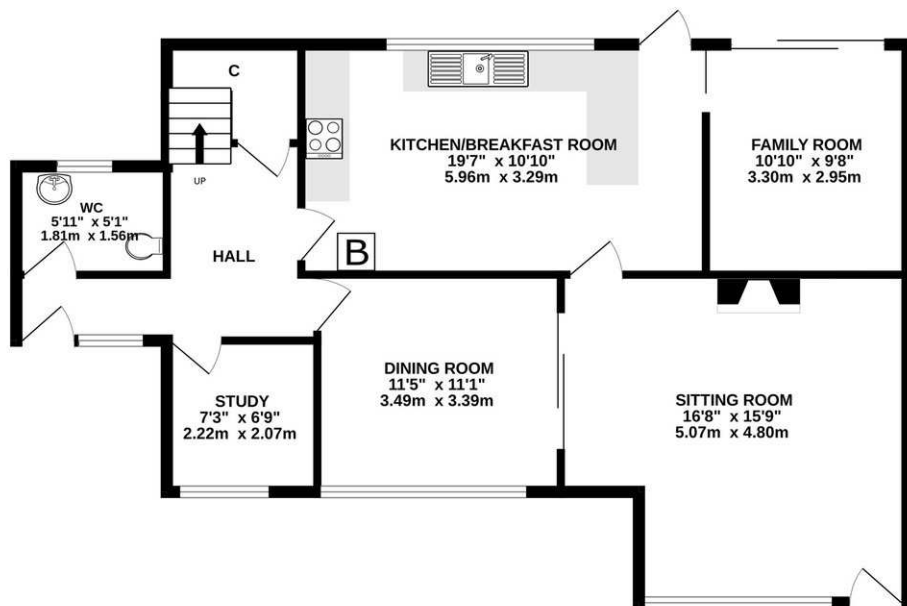
Outside, the property is set well back from the cul-de-sac behind a wide lawned frontage and driveway providing parking for several vehicles. Planning permission has been granted for the erection of an attached single garage. Gated side access leads into the rear garden where a sunny patio terrace extends from the house, ideal for outdoor dining and entertaining. Steps lead down to a generous lawn enclosed by fencing and mature boundaries, with a natural hedge at the rear providing a pleasant outlook across the adjoining ancient orchard. Further side access returns to the front of the property. The plot in total extends to approximately 0.25 acres.



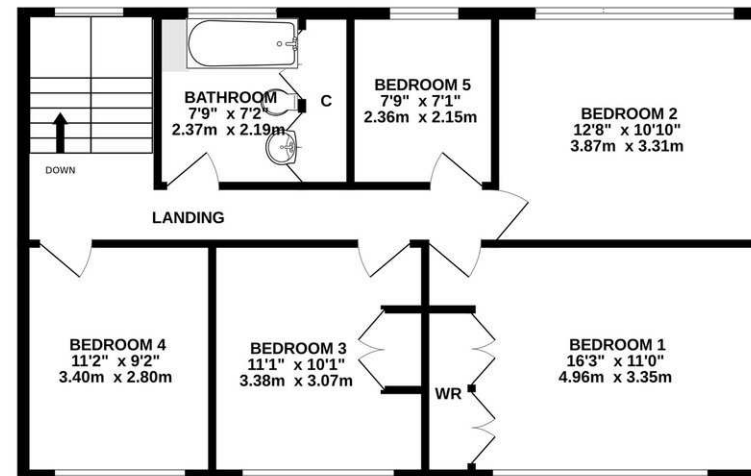
- Substantial detached family house occupying a generous plot within a small cul-de-sac of similar homes
- Extensively renovated in recent years, creating stylish and well presented accommodation throughout
- Spacious sitting room with multi fuel stove, together with dining room and additional versatile reception room
- Updated kitchen with modern units, space for breakfast table and direct access onto the rear terrace
- Five bedrooms, with attractive views to both front and rear, offering excellent family flexibility
- Updated family bathroom with contemporary suite, plus ground floor cloakroom
- Large rear garden enjoying a sunny aspect and backing onto an ancient orchard, with driveway parking and planning permission for an attached garage, all standing in a 0.25 acre plot



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.1 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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