





£530,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



5



3



2

Energy
Rating

B

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

Estate/Management Charges £TBC

Directions

From the town centre proceed up the High Street and at the top turn left into Wells Road. Continue for approximately three quarters of a mile and just before the roundabout, turn right into Old Wells Road, also sign posted for West Mendip hospital. Proceed passed the hospital and Wick Road, where you will see Hinton House on your left hand side.

Description

Occupying a generous plot on the outskirts of Glastonbury, Hinton House is a substantial detached family home offering exceptionally well proportioned accommodation throughout. Ideally positioned for easy access to Glastonbury, Street and Wells, the property combines versatile living space with five bedrooms, three bathrooms or shower rooms and a large rear garden. Extensive parking, a double garage and flexible reception space make it particularly well suited to growing families seeking both practicality and room to spread out, whilst the mature gardens provide an excellent setting for outdoor entertaining and family enjoyment.

An open entrance porch leads into a welcoming reception hall where stairs rise to the first floor and doors provide access to the principal ground floor accommodation. The sitting room is a bright and comfortable space, enjoying a bay window to the front together with a further side window. Opposite, the dining room also benefits from a bay window and shares the attractive flooring which extends through much of the ground floor. To the rear, the kitchen family room forms the heart of the home, fitted with a comprehensive range of modern wall, base and drawer units complemented by integrated 'SMEG' appliances including a fridge freezer, double oven, microwave, dishwasher and five ring gas hob. The adjoining family area enjoys direct access to the garden through patio doors, creating an ideal space for both everyday living and entertaining. A separate utility room provides additional storage and laundry facilities, whilst a cloakroom completes the ground floor accommodation.

The first floor landing serves five bedrooms and the family bathroom. The principal bedroom benefits from fitted mirrored wardrobes and a well appointed ensuite shower room. Bedroom two is positioned at the opposite end of the landing and enjoys both front and rear facing windows together with its own ensuite shower room, making it an ideal guest suite. Bedroom three overlooks the rear garden and benefits from an extensive range of fitted wardrobes, whilst bedrooms four and five provide further flexible accommodation for family members, guests or home working. The family bathroom is fitted with a contemporary suite including a bath, separate shower enclosure, vanity unit and WC.

Location

The property is located on the outskirts of this historic town, with its good range of shops, 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.





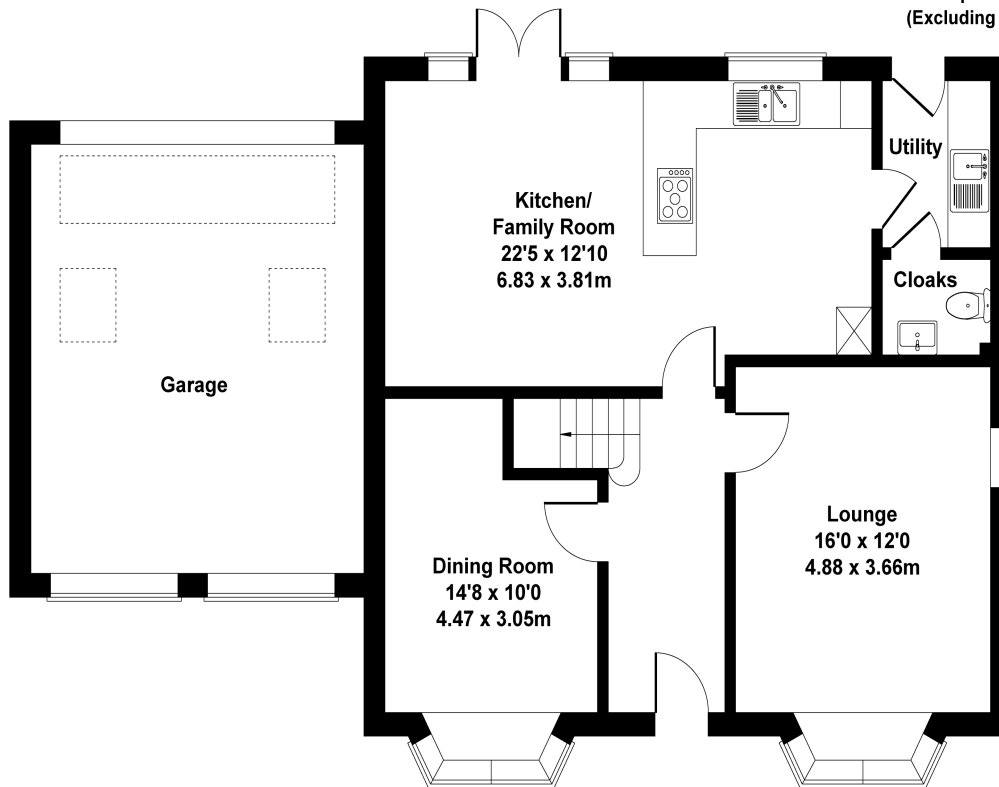
Although fronting Old Wells Road, the principal approach is from the rear where timber gates open onto a generous driveway providing parking for several vehicles and access to the integral double garage. The gardens wrap around the property and are enclosed by mature planting, hedging and fencing, creating a good degree of privacy. A large expanse of lawn extends alongside the driveway, whilst a raised patio bordered by timber sleepers provides an excellent space for outdoor dining and relaxation throughout the warmer months. A substantial timber shed offers useful storage and hobby space, and gated side access connects the rear garden with the frontage.

- Substantial detached family home occupying a generous plot on the outskirts of Glastonbury, offering spacious accommodation with excellent road access to Street, Wells and the town centre.
- Two attractive reception rooms, both enjoying bay windows to the front, providing flexible living and entertaining space suitable for modern family requirements.
- Well appointed kitchen family room fitted with an extensive range of units and integrated 'SMEG' appliances including double oven, microwave, dishwasher, fridge freezer and gas hob.
- Five good bedrooms arranged over the first floor, including a principal bedroom with fitted wardrobes and ensuite shower room, together with a second bedroom also with ensuite facilities.
- Contemporary family bathroom fitted with both a bath and separate shower enclosure, complemented by a ground floor cloakroom and separate utility room.
- Enclosed rear approach with timber gates opening onto a generous driveway providing parking for four to five vehicles and access to the integral double garage with power and lighting.
- Mature gardens extending around the property, featuring extensive lawns, established planting, a raised patio designed to enjoy the sunshine and a substantial timber shed for storage or hobbies.

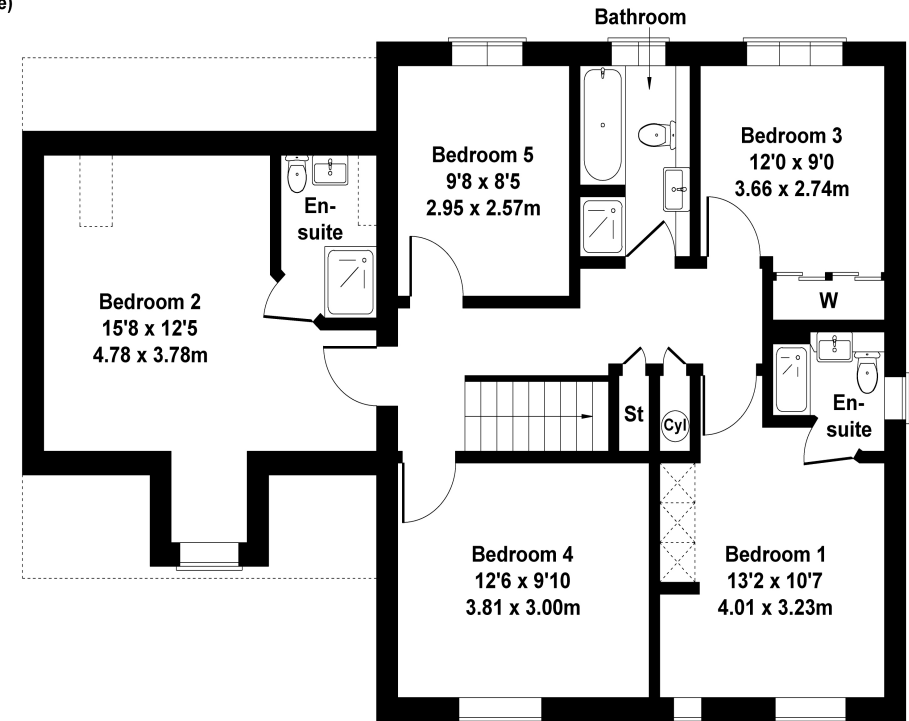


Hinton House

Approximate Gross Internal Area
1605 sq ft - 149 sq m
(Excluding Garage)



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

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. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

