



£299,950

At a glance...



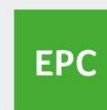
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**holland
& odam**

27 Holm Oaks
Butleigh
Somerset
BA6 8UB

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street/Glastonbury take the Butleigh Road and continue on through Butleigh Wootton. On entering the village, pass Butleigh Court on the left and take the third turning on the left into Chapel Lane. Continue around the sharp left-hand bend and turn right into Holm Oaks. Follow the road along for a short distance where the property will be found on the left hand side and easily identified by our for sale board.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Butleigh is a favoured village situated amidst gently rolling countryside 3 miles from Street and 4 miles from Glastonbury. The historic market town of Glastonbury provides a range of facilities including a Morrisons Supermarket, a choice of pubs and restaurants and St Dunstan's Community School. Millfield Junior School is situated on the edge of the town at Edgarley. Street provides a further choice of shops including the bustling Clarks Village with its range of factory outlets. Street also has a theatre, sixth form college, indoor and open air swimming pools, health centre and a Sainsburys Supermarket. The centres of Wells, Bath, Bristol and Taunton are approximately 10, 29, 31 and 24 miles respectively.

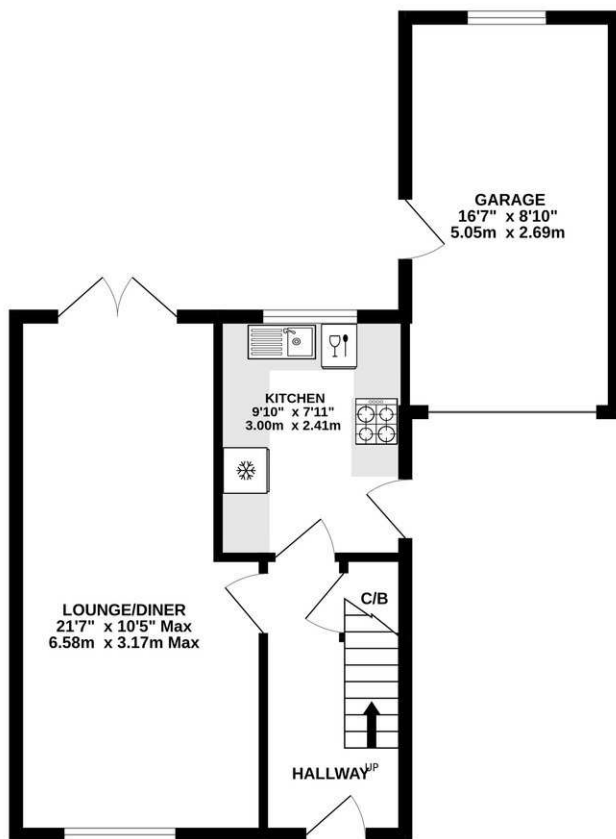
Insight

An attractive three-bedroom semi-detached home, beautifully presented and tastefully decorated throughout, offering well-maintained, move-in-ready accommodation ideal for buyers looking to simply unpack and enjoy. Complemented by a beautifully landscaped garden and situated in the popular village of Butleigh, this appealing property is well suited to a range of buyers, including families, downsizers and those seeking a desirable village setting.

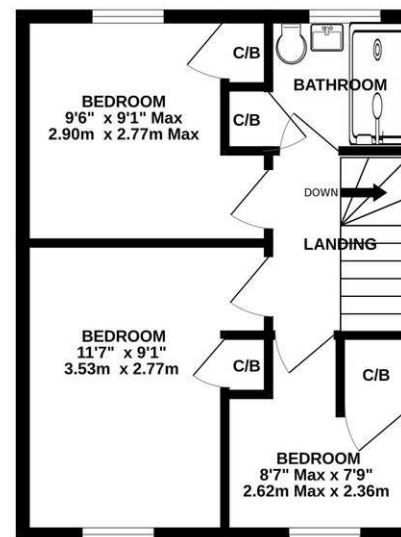
- Situated in the highly desirable village of Butleigh, enjoying a countryside setting while remaining within easy reach of the nearby towns of Street and Glastonbury.
- Enjoying a bright dual-aspect lounge/diner with defined spaces for relaxing and entertaining, plus French doors opening to the garden.
- Modern well-appointed kitchen with stylish wall, base and drawer units, built-in oven and hob, plus integrated dishwasher and fridge.
- Affording three light and airy bedrooms, including two generous doubles and a versatile single, all benefiting from built-in cupboards .
- Contemporary family shower room with large walk-in shower, vanity with storage, wash basin and WC, chrome heated towel rail, and airing cupboard.
- A beautifully landscaped enclosed garden, enjoying a sunny aspect with a central lawn, decorative planted borders, patio seating area, and a raised deck with garden shed.
- Benefiting from driveway parking with an EV charger, leading up to the garage, which is fitted with an electric roller door, power and light.



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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DISCLAIMER

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.

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