





£445,000

To View:

Holland & Odam  
30 High Street, Glastonbury  
Somerset, BA6 9DX

01458 833123  
glastonbury@hollandandodam.co.uk



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Energy Rating

B

Council Tax Band D



#### Services

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

#### Local Authority

Somerset Council  
03001232224  
somerset.gov.uk

#### Tenure

Freehold



## Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left), take the second exit onto the by-pass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare. Continue into the village, passing Ashcott Road on the left and where the road narrows, the property will be found on the right-hand side.



## Description

Beautifully presented and well maintained detached family home, situated in the heart of the village, enjoying a peaceful location along Church Path. The property comprises of four bedrooms and two bathrooms on the first floor, with a sitting room, kitchen/dining room, utility and cloakroom on the ground floor, which also benefits from underfloor heating.. Outside, there is a lovely, enclosed lawned garden and patio, with off road parking for three cars, plus an electric car charging point.

At the front, an open gabled porch leads you into the entrance hall. Stairs rise from here to the first floor, with a cloakroom on the left and further matching doors into the sitting room, kitchen/dining room and a utility. The sitting room features an open stone fireplace inset wood burner, window to the rear, patio doors to the front and an understairs cupboard. The kitchen is well appointed with a quality range of units having an integrated oven, hob and dishwasher. There is also ample space for an 'American' style fridge/freezer. At the dining end there is plenty of room for a family table, with dual aspect windows to the front and rear. Into the utility where there are further units, plus space and plumbing for a washing machine and tumble drier.

Onto the first floor, where there are four bedrooms and a family bathroom off the main landing. Bedroom one, two and three enjoy front facing windows looking out over the garden, bed one also having an en-suite shower room. Bedroom four having a rear facing window. The family bathroom is equally well appointed, with a white suite comprising of a panelled bath, fully tiled shower enclosure, WC and wash hand basin.



## Location

Meare is a rural village set on the picturesque Somerset Levels, 4 miles to the west of Glastonbury. The village provides a primary school, parish church and farm shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 6 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.

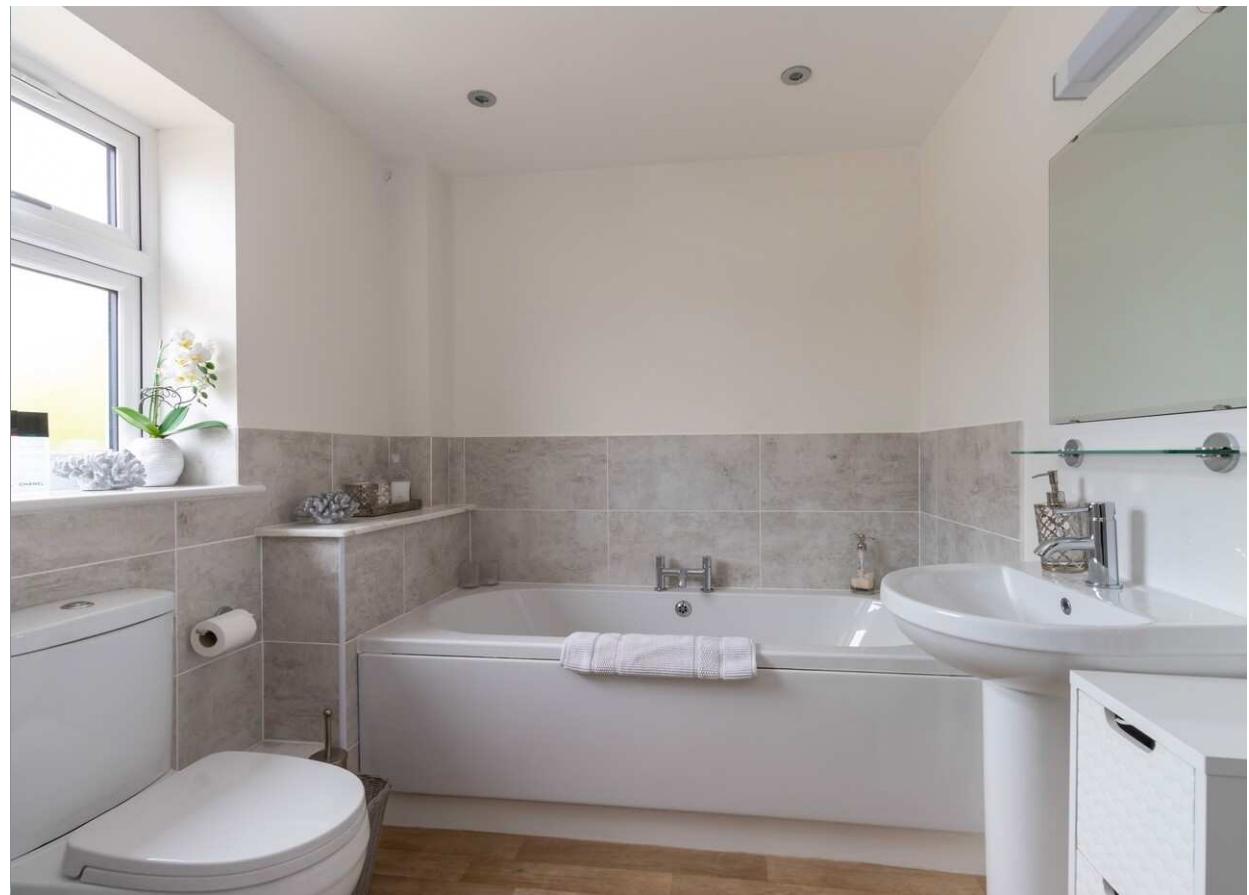




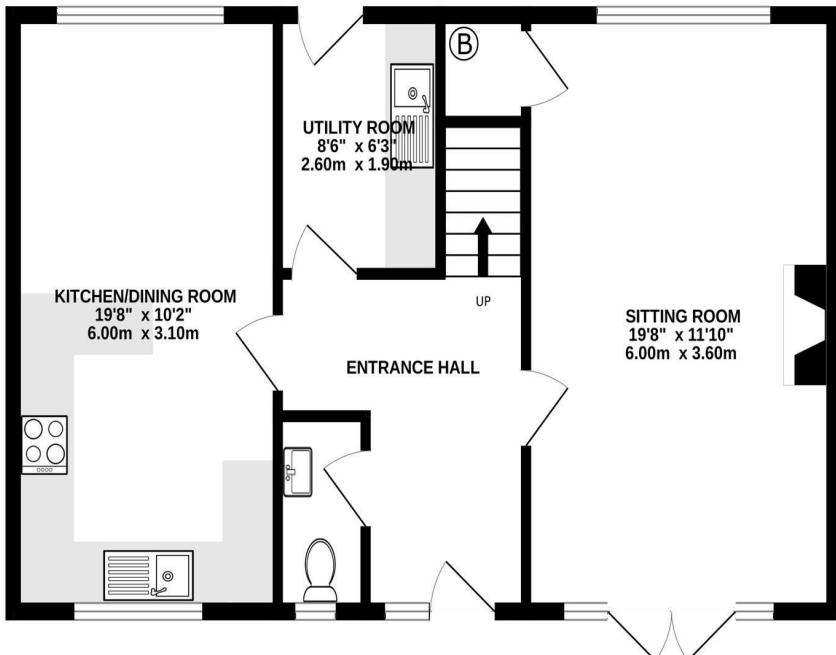
The property is approached from Church Path, with a driveway leading to three gravelled off-road parking spaces, which also includes an electric car charging point. A pedestrian gate leads to a path and the front entrance door, where a patio also extends from the sitting room. The garden here is laid to lawn, enclosed by timber fencing and an established Laurel hedge. The lawn then continues along the side of the house and around to the rear, where there is a really useful gravelled yard and pedestrian side gate.



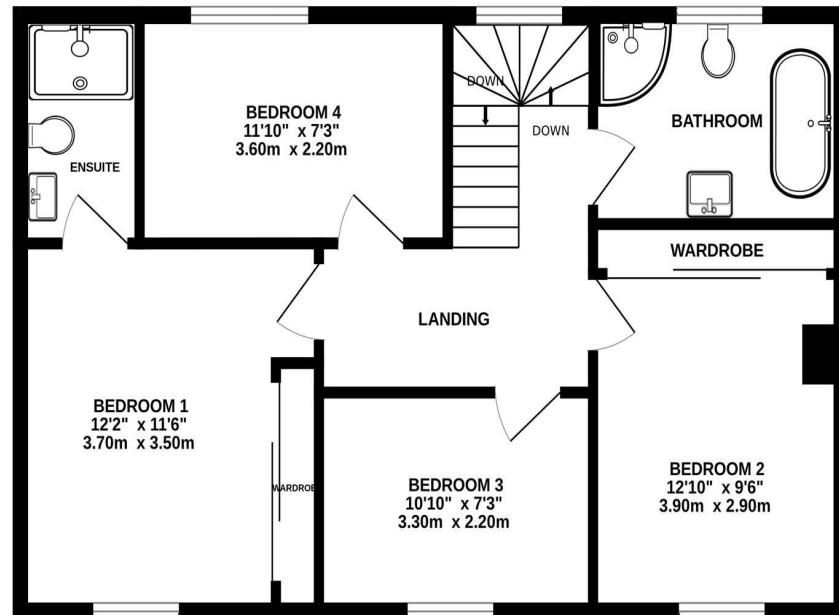
- Extremely well presented detached family house, situated in the centre of the village in a secluded location
- Sitting room with a feature open fireplace and patio doors to the garden
- The kitchen/dining room is well appointed with integrated appliances and ample space for a family dining table
- Utility room with oil fired central heating boiler, space for a washing machine and tumble drier
- Four good bedrooms and family bathroom on the first floor, with the master bedroom also having an ensuite
- Lawned garden and patio extending across the front of the house, around to the side and to the rear
- Private solar panels and off road parking for three cars with electric car charging point.
- Oil fired central heating and double glazing throughout, under floor heating on the ground floor



GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 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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