





£490,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



5



2



3

Energy  
Rating

D

Council Tax Band E



**Services**

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

**Local Authority**

Somerset Council

03001232224

[somerset.gov.uk](http://somerset.gov.uk)

**Tenure**

Freehold

## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the first exit signposted to Meare/Wedmore. Continue into the village where the entrance to The Orchards will be found on the left opposite the war memorial. No.7 can be found at the far end of the cul-de-sac.

## Description

Situated at the far end of a small cul-de-sac of similarly sized detached homes, this spacious and much improved family house is offered with no onward chain. Extended and updated in recent years, the property provides five bedrooms, two bathrooms and versatile ground floor living space. A modern kitchen, study, utility and cloakroom add to the practical layout, accompanying the sitting and dining rooms. Outside there is generous parking for several vehicles, an integral garage and a sunny rear garden backing onto adjoining paddock land. A superb family home within the popular village of Meare.

The entrance hall creates a welcoming first impression, with stairs rising to the first floor and a cloakroom fitted with WC and wash hand basin. Matching doors lead to the principal reception rooms, including a comfortable sitting room with feature open fireplace, front facing window and patio doors opening onto the rear garden. The dining room offers ample space for family entertaining and opens into the kitchen, fitted with a modern range of oak fronted units, integrated dishwasher and fridge, with space for a range cooker. A further door leads into the utility room, providing additional appliance space and practical day to day storage. Also accessed from the dining room is a useful study, ideal for home working.

The first floor landing is light and spacious, with airing cupboard and matching doors leading to five bedrooms and the family bathroom. The principal bedroom enjoys two front facing windows and a walk-in wardrobe with fitted storage and hanging space. The en suite has been stylishly updated, featuring a deep oval bath, separate tiled shower enclosure, vanity unit and WC. Bedrooms two and three are both doubles and enjoy front facing aspects, while bedroom four overlooks the rear garden and paddock beyond. Bedroom five offers flexibility as a further bedroom, nursery or study. The family bathroom is fitted with a L-shaped bath with shower over, vanity unit and WC.

## 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.

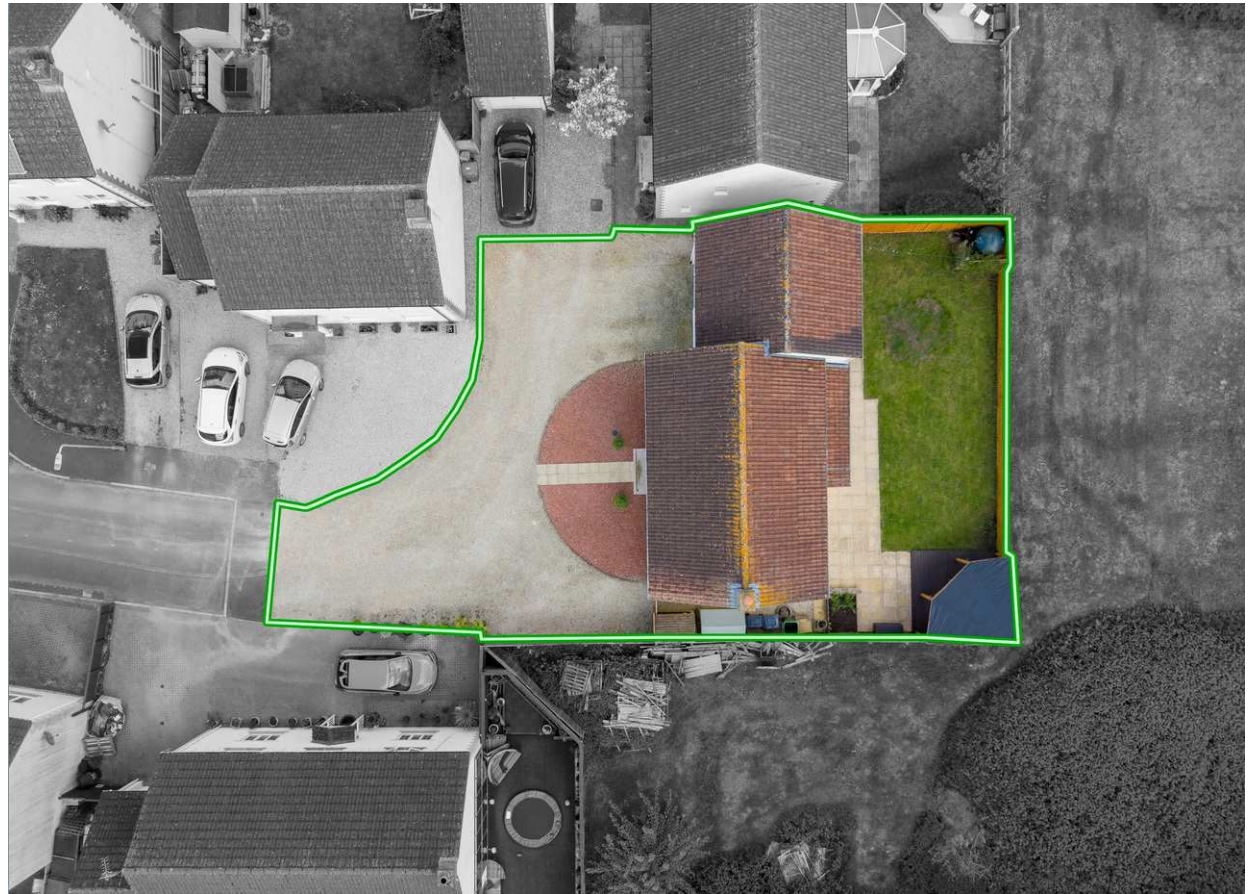




Outside, the property is set back from the cul-de-sac behind a generous gravel driveway providing parking for several vehicles and access to the integral garage with power and light. Gated side access leads to the enclosed rear garden, passing a wood store and garden shed. A wide patio extends across the rear elevation before opening onto a lawn. To one corner is a covered seating area with power and lighting, ideal for entertaining or relaxing outdoors. The garden enjoys a lovely sunny aspect and pleasant outlook across adjoining paddock land.

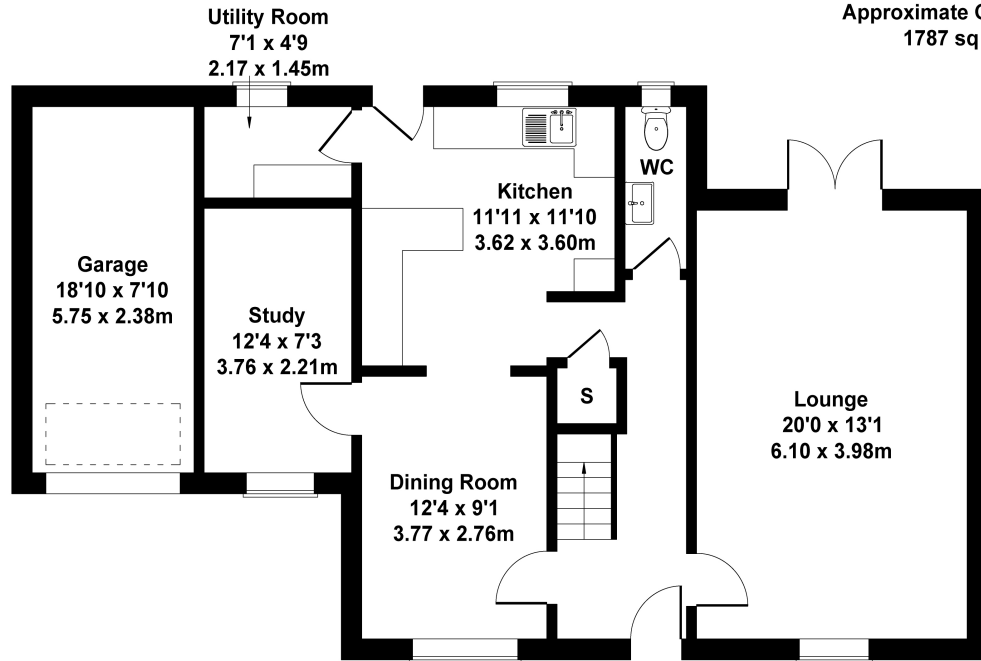


- Spacious detached family home tucked away within a small cul-de-sac of similar properties, offered with no onward chain
- Extended and updated in recent years, providing five bedrooms and two modern bathrooms
- Sitting room with feature open fireplace and patio doors opening onto the rear garden
- Dining room opening into an updated kitchen with oak fronted units, integrated appliances and space for a range cooker
- Useful study, ideal for home working, together with separate utility room and ground floor cloakroom
- Principal bedroom with walk-in wardrobe and stylish en suite featuring bath and separate shower
- Generous driveway, integral garage and enclosed rear garden enjoying a sunny aspect with views over adjoining paddock

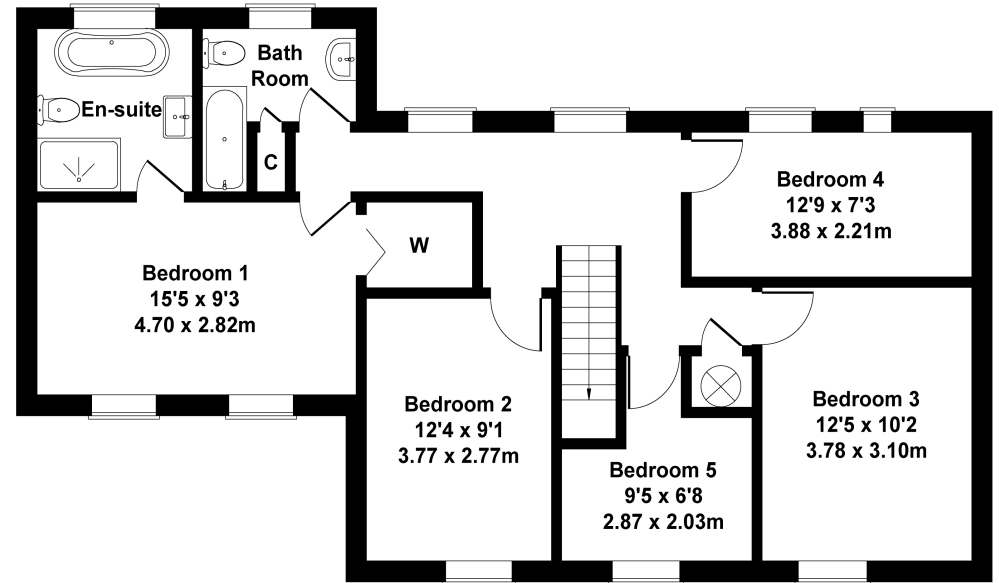


# 7 The Orchards

Approximate Gross Internal Area  
1787 sq ft - 166 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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

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**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. \*

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