





£450,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy
Rating

D

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

Directions

From Glastonbury/Street take the road to Butleigh. On entering the village pass Butleigh Court and the cricket ground on the left. Continue and take the fourth turning on the left signposted to Barton St David. Proceed down Jarmany Hill and shortly after negotiating the sharp right-hand bend pass Silver Street on your left. The entrance to Rosewood Cottage can be found soon after The Barton Inn, on the right.

Description

Situated in the heart of Barton St David, this modern detached house offers spacious and practical family accommodation, together with a particularly generous rear garden. The property includes a large sitting room with wood burning stove, kitchen dining room, utility, three bedrooms and two bathrooms. Ample driveway parking, an attached garage, garden cabin and useful stores provide further flexibility.

The front entrance opens into the hall, where stairs rise to the first floor, with an understair storage cupboard and cloakroom. The generous dual aspect sitting room features a wood burning stove and French doors opening onto the rear garden. The kitchen dining room is fitted with timber fronted wall, base and drawer units, timber worktops and space for a range style cooker, with ample room for a family dining table. A door opens into the separate utility room, which provides additional work surfaces, a sink and external access.

From the first floor landing, doors open to three bedrooms and the family bathroom. Bedroom one is a particularly spacious dual aspect double room with an en suite shower room, while bedroom two is also a comfortable double. Bedroom three includes a fitted wardrobe and would also suit use as a home office or nursery. The family bathroom comprises a panelled bath with shower over, wash hand basin and WC, with an airing cupboard and further storage situated off the landing.

Location

The property is situated within the village of Barton St David which has local amenities including Church, Public House and playing field. More comprehensive facilities can be found in the neighbouring village of Keinton Mandeville including primary school, public house and post office/stores. The historic town of Glastonbury, famous for its Tor and Abbey Ruins is 6 miles and the Cathedral City of Wells 8.5 miles. Millfield School is on the outskirts of Street and the town offers a wide range of amenities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and a complex of shopping outlets in Clarks Village. Castle Cary main line station (London Paddington) is 7 miles as is the A303 at Podimore.



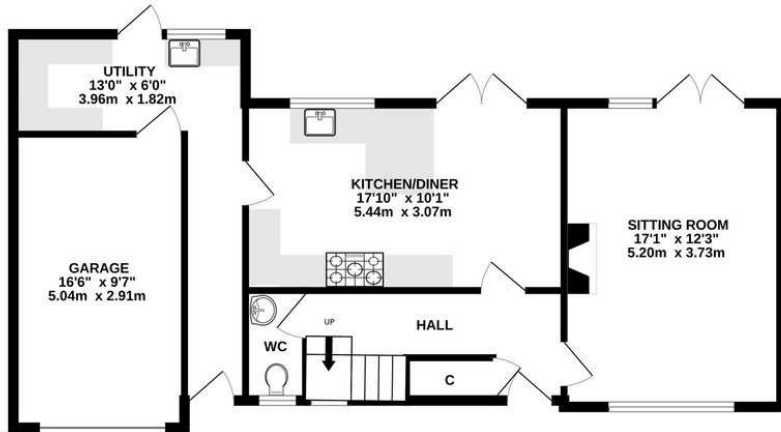


The property is approached over a broad driveway providing ample parking and turning space, leading to the attached garage. Mature trees and planting provide screening from the road and create an established setting around the house. At the rear, French doors from the sitting room and a glazed door from the kitchen open onto the garden. The garden is particularly generous, with a broad expanse of lawn surrounded by mature trees, hedgerow and established shrubs, providing a good degree of privacy. A timber garden cabin measuring approximately 11'10 x 8'7 provides useful additional space for hobbies, working from home or summer use. There are also separate outbuildings providing further garden and general storage.

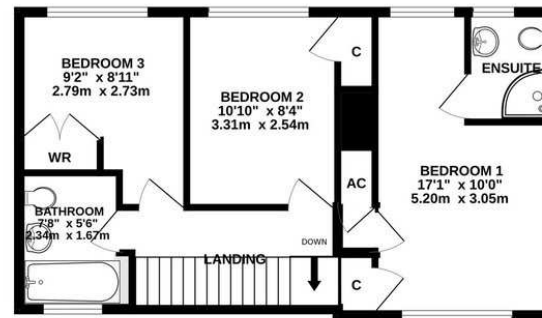
- Modern detached family house situated within the centre of Barton St David, occupying a generous plot with a large rear garden, mature trees and established boundary planting.
- Spacious dual aspect sitting room measuring approximately 17'1 x 12'3, featuring a wood burning stove and French doors opening directly onto the rear garden.
- Kitchen dining room fitted with a range of wall, base and drawer units, timber worktops, space for a range style cooker and ample room for a family dining table.
- Useful separate utility room with fitted work surfaces, sink and external access, together with a ground floor cloakroom and storage cupboard located off the entrance hall.
- Three bedrooms on the first floor, including a particularly generous principal bedroom measuring approximately 17'1 x 10'0 and benefiting from an en suite shower room.
- Large driveway providing ample parking and access to the attached garage, with further useful outbuildings comprising a timber garden cabin and separate stores.
- Extensive rear garden enjoying a good degree of privacy, with a broad expanse of lawn, mature trees, hedgerow and shrubs, together with space for outdoor seating and recreation.



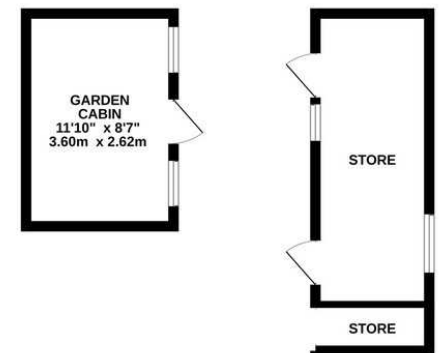
GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



OUTBUILDINGS
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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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