





£625,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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glastonbury@hollandandodam.co.uk



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Energy
Rating

B

Council Tax Band F

Services

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

Privately owned solar panels.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Estate/Service Charges £614.59 PA

Ground Rent £40 PA



Description

Tucked away on arguably the best plot within the exclusive Watts Corner development, this impressive, detached family home occupies a generous corner position and is one of only three properties of this particular design. Set on the largest and further enhanced by a thoughtful extension and reconfiguration, the property offers an exceptional combination of space, privacy and modern living.

This rare corner-plot has been thoughtfully extended and reconfigured to provide outstanding, versatile accommodation measuring almost 2500sqft and offers a stunning open-plan kitchen/dining/family room, multiple reception rooms with garden access, four/five bedrooms including two impressive suites with dressing rooms and en-suite.

A welcoming entrance hall provides access to the ground floor rooms and immediately conveys the scale of the accommodation. To the front, a spacious sitting room offers a refined yet comfortable setting, with large woodburning stove and double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A further front-facing reception room provides excellent flexibility and may be used as a family room, formal dining room or occasional fifth bedroom. Adjoining is a useful, modern cloakroom.

The rear of the property has been significantly enhanced to create a striking open-plan kitchen/dining/family room, now substantially larger than the standard layout found elsewhere on the development. The kitchen is fitted with a comprehensive range of wall, base and drawer units and a high-quality suite of integrated appliances, including a fridge freezer, induction hob, wine fridge, dishwasher and waste disposal unit. Generous preparation space and room for both dining and relaxed seating make this an ideal hub for family life and entertaining.

Sliding bi-fold doors connect the kitchen seamlessly with the large conservatory, creating a versatile and light-filled living space with views across the garden. The conservatory also benefits from double doors opening to the garden, further enhancing the flow between inside and out. Additional double doors from both the sitting room and family room provide multiple access points to the outdoor space and make full use of the property's generous plot.

The first floor offers four well-proportioned bedrooms, including two exceptional suites. The principal bedroom enjoys its own dressing room and private en-suite bathroom, while bedroom two also benefits from a dressing room and en-suite, ideal for guests or older children. The remaining bedrooms are served by a well-appointed family bathroom, and a useful first-floor utility room provides a practical and well-considered addition.

Location

Situated in a quiet and exclusive development of similar large homes, this property offers the perfect balance of seclusion and convenience. Located on the outskirts of this historic town, with its good range of shops, banks, 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.

Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the High Street, turn left into Wells Road and continue towards the roundabout (after approximately 0.75 miles). Just before the roundabout, there is a turning on the right into Old Wells Road. The turning for Watts Corner is found on the right hand side. Continue through the development to until the last right hand bend, where number 51 can be found on the left hand side.







Externally, the benefits from gardens wrapping around the house adjoining open fields offering a high degree of privacy and multiple areas for outdoor dining and relaxation. A detached double garage currently utilised as a home gym and ample driveway parking complete the accommodation.

- Exclusive Watts Corner development on the fringes of Glastonbury, offering a peaceful setting with easy access to amenities, countryside walks and transport links
- Occupying the largest and best-positioned corner plot within the development, providing enhanced privacy, space and a tucked-away feel.
- One of only three homes of this design, further enhanced by a thoughtful extension and reconfiguration for modern family living.
- Stunning open-plan kitchen/dining/family room with integrated appliances, bi-fold doors to the conservatory.
- Four bedrooms including two impressive suites, each with dressing rooms and en-suites, plus a well-appointed family bathroom.
- Multiple reception rooms with double doors opening to the garden from the sitting room, family room and conservatory
- Double garage with electric up-and-over door and ample off-street parking for multiple vehicles.
- Offered to the market with no onward chain



Floor plan details:

- DOUBLE GARAGE**
- SITTING ROOM**
19'5" x 11'9"
5.92m x 3.57m
- SITTING ROOM**
26'9" x 11'9"
8.15m x 3.57m
- KITCHEN/DINING/FAMILY ROOM**
31'5" x 18'1"
9.58m x 5.51m
- CONSERVATORY**
18'8" x 12'0"
5.69m x 3.65m
- CUPBOARD**
- HALL**
- DINING ROOM/BEDROOM 5**
11'7" x 11'9"
3.52m x 3.47m
- WC**
8'1" x 3'6"
2.46m x 1.04m

BEDROOM
18'4" x 11'7"
5.58m x 3.54m

BEDROOM
8'8" x 7'9"
2.65m x 2.35m

BEDROOM
14'7" x 10'4"
4.44m x 3.14m

DRESSING ROOM
11'8" x 8'0"
3.55m x 2.44m

UTILITY ROOM
7'2" x 5'11"
2.19m x 1.80m

BATHROOM

MASTER BEDROOM
19'0" x 17'10"
5.78m x 5.43m

Labels: WARDROBE, DOWN, LANDING, ENSUITE, KITCHEN, BATH, SINK, TOILET, AIRING CUPBOARD, WARDROBE, WARDROBE.

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