





£450,000

To View:

Holland & Odam
30 High Street, Glastonbury
Somerset, BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk

-  3
-  2
-  2
- Energy Rating **D**

Council Tax Band **E**



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 the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite). Turn right into Martin Street and continue a little further, where the property can be found on the left hand, just before the turning for Cox's Drive.

Description

A charming family home set in the desirable village of Baltonsborough, offering generously proportioned accommodation with three reception rooms, three bedrooms, and a modern kitchen with an adjoining boot room/utility. The property also benefits from ample outdoor space and off-street parking.

A welcoming entrance hall provides access to both front reception rooms. A bright and airy dining room to the right and a spacious sitting room to the left which features an exposed stone open fireplace. To the rear, the kitchen is fitted with a stylish range of wall and base units and high quality integrated appliances, opening to a useful boot room and adjoining shower/laundry room with space and plumbing for a washing machine and tumble dryer. From the boot room, there is side access into the garden, providing excellent convenience. The conservatory, accessed from the sitting room, offers an additional space to relax and enjoy the garden, with double doors opening directly onto the patio and lawn beyond.

Upstairs are three bedrooms, including a generous main bedroom, two further bedrooms and a well-appointed family bathroom complete with both bath and separate shower.

Location

The property is situated in the popular village of Baltonsborough which has local amenities including Post Office/General Store, Inn, Primary School and Parish Church. Baltonsborough is some four and a half miles from both the historic town of Glastonbury and the thriving centre of Street which offer good shopping, sporting and recreational facilities. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is within half an hour's drive, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance. The village is also within easy reach of both Castle Cary (20 mins) and Templecombe (25 mins) train stations with direct and regular services to London Paddington or London Waterloo and Bristol and the South-West.





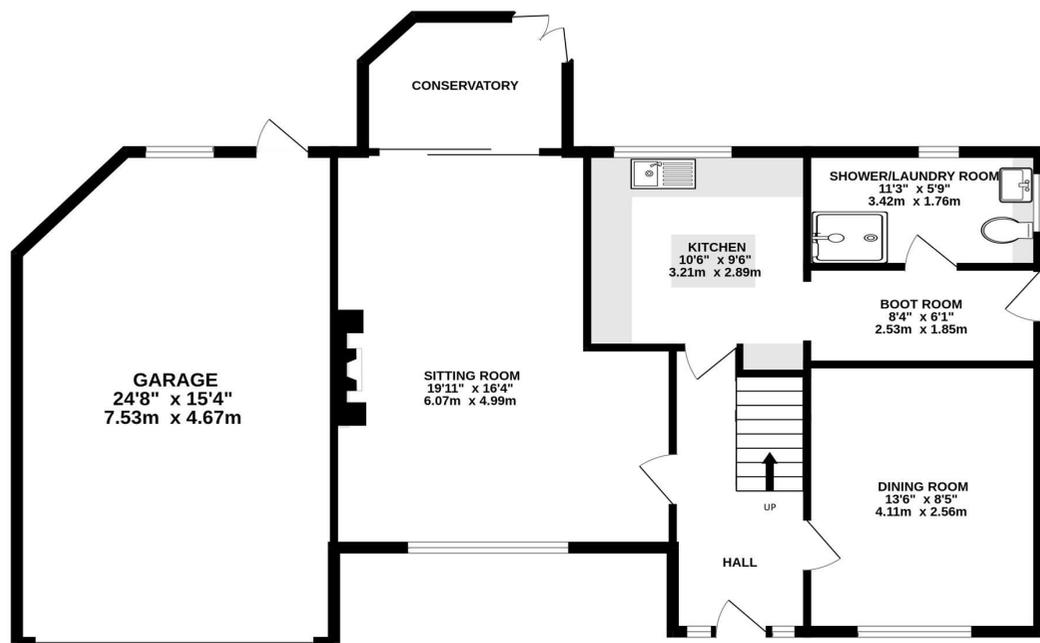
To the front of the property, there is a double garage, ample off-street parking on the driveway for multiple vehicles, and a wooden summerhouse, all set behind mature laurel hedging that ensures excellent privacy. The rear garden offers plenty of space for outdoor seating and planting, creating a pleasant area for relaxation and entertaining.



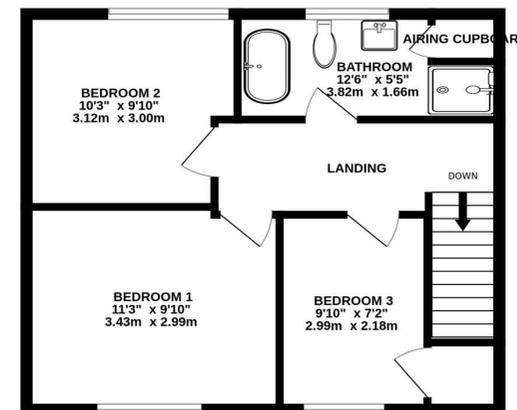
- Charming family home in the quiet, desirable village of Baltonsborough
- Generously proportioned accommodation with three reception rooms
- Three comfortable bedrooms and a well-appointed family bathroom
- Modern kitchen with adjoining boot room and utility/shower room
- Bright conservatory opening onto patio and rear lawn
- Low-maintenance rear garden, mostly laid to lawn, perfect for relaxing
- Ample off-street parking leading to a double garage
- Walking distance to village shop and pub



GROUND FLOOR



1ST FLOOR



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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