





£725,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band F



Services

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

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure

Freehold



Directions

Follow the High Street, Bear Inn on your right, to a mini roundabout. Take the third exit onto Somerton Road, follow the road up the hill until you reach the traffic lights. Turn left at the lights onto Butleigh Road and continue along for approximately 1.5 miles. As you approach Butleigh, continue onto Sub Road and head into the heart of the village. Take the left-hand turning into Water Lane, and the property will be found a short distance along on the right-hand side.



Description

As you enter Bywater House, a spacious and welcoming entrance hall offers a warm first impression of the home's style and layout, bright, airy and thoughtfully arranged for both comfort and practicality. From here, doors lead to the main living areas, highlighting the property's carefully considered design and versatile accommodation. To the front of the home is a well-proportioned bedroom/study, ideal for guests or for those working from home. Adjacent to this is a convenient cloakroom/WC, perfectly placed for day-to-day use. The sitting room is a generously sized formal reception space, beautifully lit by large sliding doors that frame views of the garden and open directly onto the outdoor space. This is the perfect place to unwind and relax, with a wood-burning stove set beneath an oak mantle and resting on a stone hearth, adding both character and warmth to the room. At the heart of the home is the stunning open-plan kitchen, dining, and family room, a superb multifunctional space extending over 24 feet in length. Flooded with natural light from its dual aspect, this room is perfectly suited to modern living. The kitchen area features an extensive range of wall, base and drawer units, generous worktop space, and a host of integrated appliances, including a double oven, hob, wine cooler and built-in fridge/freezer, offering both style and functionality. There is ample room for dining and informal seating, creating a sociable and versatile environment. Sliding doors and large picture windows open directly onto the rear garden, seamlessly blending indoor and outdoor living. From here, you'll also find access to a large home office/playroom, which could double as a hobby room or additional reception room depending on your needs. Flowing effortlessly from the kitchen is the utility room, complete with further storage, plumbing for laundry facilities and an internal door providing direct access to the garage.

Upstairs, a generous landing leads to four neatly presented double bedrooms, each well proportioned and benefiting from either fitted or built-in wardrobe/cupboard space. Three of the bedrooms are positioned at the rear of the property, enjoying elevated views over the garden. The layout is both practical and flexible, perfectly suited for family life, guest accommodation, or working from home, all finished to a high standard. The principal bedroom is a true retreat, offering excellent floor space and featuring a Juliet balcony that brings the outdoors in and fills the room with natural light. It also enjoys the convenience of its own en suite shower room, stylishly appointed with contemporary fittings. The remaining bedrooms are served by a spacious and well-designed family bathroom, complete with a free-standing bathtub, separate shower enclosure, wash basin, WC and an airing cupboard, combining everyday practicality with elegant design.



Location

Historic Butleigh is surrounded by countryside, with a church, community hall, pub and shop. Regular bus services go to Street and Wincanton and there is easy access to the A303, M5 and railway at Castle Cary and Bridgwater. Street (3 miles) has Clarks Village, Sainsbury's, theatre and a range of restaurants. Glastonbury (4 miles) has the Tor, Abbey independent shops plus Tesco and Morrisons. The highly regarded Butleigh primary and nursery school is a 3 minute walk with further options at Millfield (2 miles) Millfield Prep, Wells Cathedral School, Crispin, St Dunstan's and the colleges at Street, Bridgwater and Yeovil. Butleigh has well supported football and cricket teams, children's play park, swimming pools at Millfield and Street, plus GP surgeries and dentists in both towns. The Village has super fast Broadband.





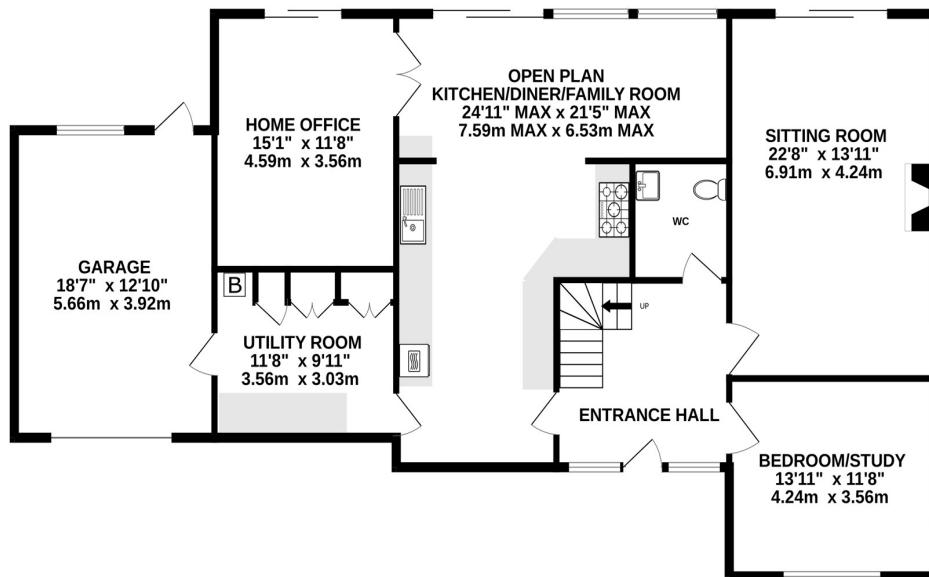
The rear garden of Bywater House is a true highlight, generously sized, well landscaped, and designed for both relaxation and outdoor living. A decked terrace extends directly from the rear elevation, offering the perfect space for entertaining or al fresco dining, with seamless access from the principal living area. This private and fully enclosed garden is edged with mature herbaceous borders, bursting with seasonal colour and texture. A crab apple tree stands as a charming focal point, while raised planters and dedicated soft fruit beds will delight keen gardeners. A greenhouse is neatly positioned to one side, ideal for growing produce or nurturing young plants. The expansive lawned area provides ample space for children to play or for hosting summer gatherings, all framed by a backdrop of established shrubs and trees that offer both privacy and a sense of tranquillity. Whether you're a family, an avid gardener, or simply enjoy outdoor entertaining, this garden caters to a wide range of lifestyles with ease.



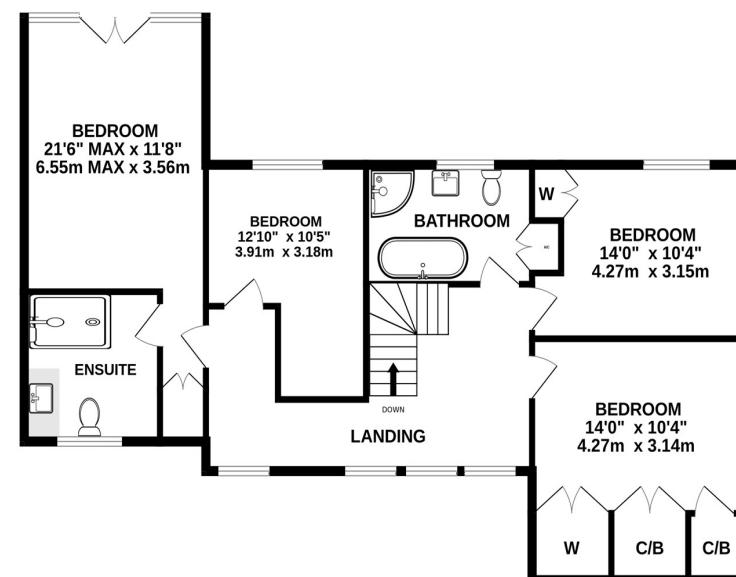
- Advantageously available with no onward chain and vacant possession.
- Spacious open-plan kitchen/dining/family room, over 24 feet in length, perfect for modern living and entertaining.
- Formal sitting room with wood-burning stove featuring oak mantle, stone hearth and sliding doors to the garden.
- Five generously proportioned bedrooms including a principal suite with Juliet balcony and en suite.
- Versatile ground floor layout which includes study/guest bedroom, playroom, utility room and integral garage access, in addition to a formal lounge and kitchen/dining/family room
- Beautifully landscaped rear garden with decked terrace, lawn, herbaceous borders, greenhouse and raised planters.
- A private gravel driveway provides ample parking for multiple vehicles, leading to a powered single garage.



GROUND FLOOR
1530 sq.ft. (142.1 sq.m.) approx.



1ST FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 2535 sq.ft. (235.5 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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