





£435,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



4



2



3

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

At the main roundabout (B & Q on the left) take the second exit onto the A39 towards Wells. Almost immediately, turn right into Ranger Road and the first left into Stag Way. Proceed for approximately 200 yards, where you will find Boundary Way continues around to the right and number 61 will also be along on the right hand side.

Description

Occupying a generous corner plot on the highly regarded Millstream development, this detached family home, requiring some updating, offers spacious and versatile accommodation, a double garage, and a delightful south westerly facing garden. Conveniently positioned for Glastonbury, Street and surrounding road links, it combines practical family living with an enviable setting.

An entrance door opens into a welcoming reception hall where stairs rise to the first floor and doors lead to the principal ground floor accommodation. The sitting room is a particularly attractive reception space, centred around an ornate fireplace with inset gas fire and enjoying a bay window to the front together with French doors opening into the conservatory. Filled with natural light, the conservatory overlooks the garden and provides an additional reception room throughout the year. The separate dining room enjoys a pleasant rear facing bay window and connects conveniently with the kitchen, which is fitted with a comprehensive range of modern wall, base and drawer units complemented by work surfaces over. Integrated appliances include a double oven and gas hob, whilst there is further space for a dishwasher together with under counter fridge and freezer. Completing the ground floor are a useful study, ideal for home working, a cloakroom and a practical utility room with plumbing for laundry appliances, additional storage and external access.

The first floor landing serves the four bedrooms together with the family bathroom. The principal bedroom enjoys a pleasant south westerly aspect across the rear garden towards Wearyall Hill, whilst fitted wardrobes provide excellent storage and a door opens into the well appointed ensuite, fitted with a bath, separate shower enclosure, vanity unit and WC. Bedroom two also overlooks the rear garden and benefits from fitted wardrobes, whilst bedrooms three and four enjoy front facing aspects, with bedroom three also including fitted wardrobes. The family bathroom has been updated to provide a modern suite comprising a generous walk in shower enclosure, vanity unit with wash hand basin, WC and useful built in storage.

Location

The property is situated on the popular Millstream Development towards the south western outskirts of the town, yet being within walking distance of Morrisons and Tesco supermarkets and the centre of this historic town. Glastonbury is famous for its Tor and Abbey Ruins and has a good range of shops, bank, cafes, Inns, schools and two health centres. The thriving centre of Street is some two miles and offers a more comprehensive range of shopping, sporting and recreational facilities including Clarks Village, complex of factory shopping outlets, both indoor and outdoor swimming pools and Strode Theatre. Millfield Junior School is on the edge of Glastonbury at Edgarley and Boundary Way is equally convenient for Millfield Senior School in Street. The Cathedral City of Wells is some 6 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is approximately 14 miles. Bristol, Bath, Taunton and Yeovil are each within an hour's drive.



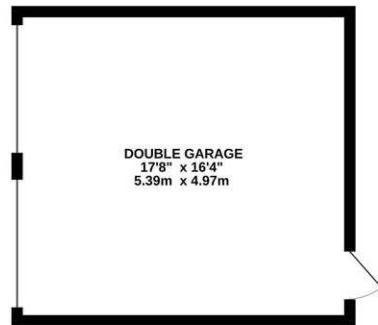


Occupying an attractive corner plot, the front garden is approached through mature hedging with an area of lawn to the and driveway parking leading to the detached double garage, which benefits from power, lighting and pedestrian access into the garden. The rear garden enjoys a delightful southerly aspect, making the most of the sunshine throughout the day. Thoughtfully landscaped, it offers a shaped lawn bordered by mature flowering shrubs and established planting, together with a patio adjoining the house and a gravelled seating area, creating several attractive places to relax or entertain.

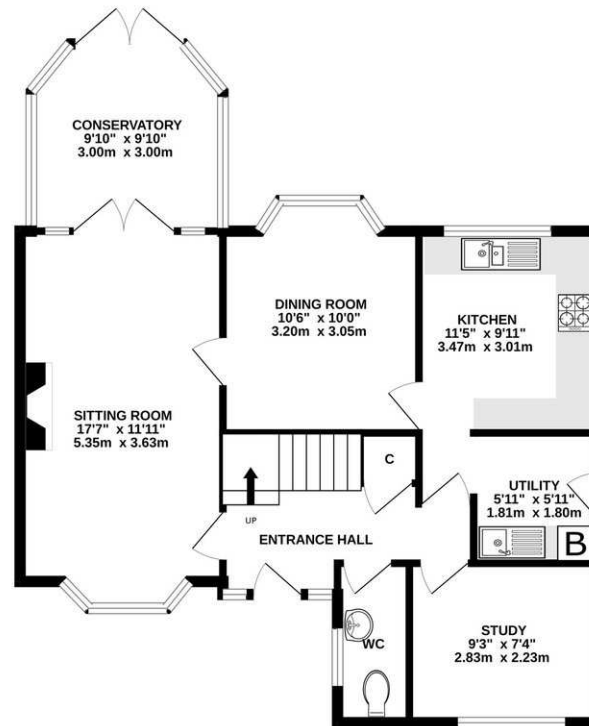
- Detached family home occupying a generous corner plot within the popular Millstream development, conveniently located for the town centre, Street and road links towards Wells and the surrounding area.
- Bright sitting room with attractive bay window, ornate fireplace with inset gas fire and French doors opening into a conservatory, creating two reception areas overlooking the rear garden.
- Modern fitted kitchen offering an extensive range of units and integrated double oven with gas hob, complemented by a separate dining room, utility room, study and ground floor cloakroom.
- Four good bedrooms, three benefiting from fitted wardrobes, including a principal bedroom with ensuite bathroom and pleasant views across neighbouring rooftops towards Wearyall Hill.
- Updated family shower room fitted with a walk in enclosure, vanity unit, WC and useful built in storage, complementing the ensuite to the principal bedroom.
- Delightful south facing rear garden featuring a shaped lawn, mature flowering borders, patio and gravel seating area, providing an attractive setting for outdoor dining.
- Detached double garage with power, lighting and pedestrian access, together with driveway parking and a well screened frontage.



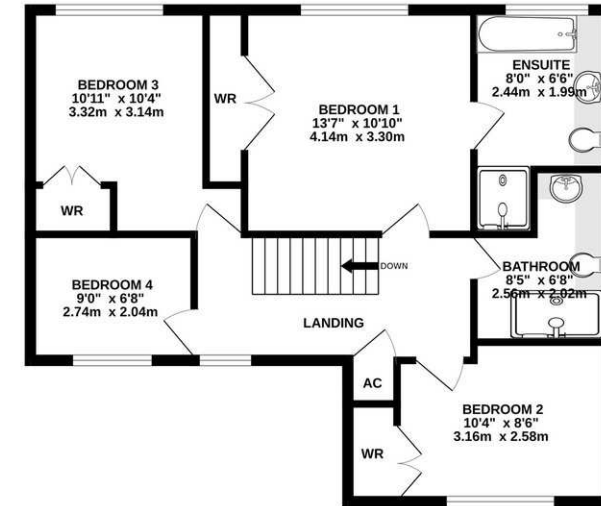
GARAGE



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.
Made with Metropix ©2026

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

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. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

