





£425,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy Rating C

Council Tax Band D



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 the town centre proceed up the High Street, passing St John's Church on the left, and at the top of the hill turn left into Wells Road. Continue for approximately 200 yards and turn right into Leg of Mutton Road. Proceed up the Hill and then turn right into Monington Road and then right again into Hexton Road where the property will be found along on your right hand side.

Description

Enjoying stunning south and westerly views over the town and into the far distance, this versatile split-level detached home offers spacious and light-filled accommodation throughout. Featuring three bedrooms including a master with en suite, open plan sitting/dining room, a conservatory, and tiered gardens, it is well suited to families or buyers seeking flexible living space close to local amenities.

The property is entered via a welcoming hall, leading into a well-appointed kitchen fitted with a range of units, central island, and space for appliances including cooker, fridge/freezer, dishwasher, and washing machine. From here, doors open to a balcony that takes in wonderful views across the town and countryside beyond. The kitchen flows into the spacious lounge/dining room, which enjoys a dual aspect, feature fireplace, and French doors also opening to the balcony.

The lower level is arranged around a hallway with doors to all three bedrooms and the family bathroom. The principal bedroom features sliding doors into a conservatory that overlooks the garden, along with an en suite shower room. Bedroom two is a generous double with superb rear-facing views having a useful loft room spanning the width of the house accessed from the second bedroom, with velux windows, power and heater, while bedroom three enjoys a side aspect. The family bathroom is fitted with a panelled bath and shower over, wash basin, and WC.

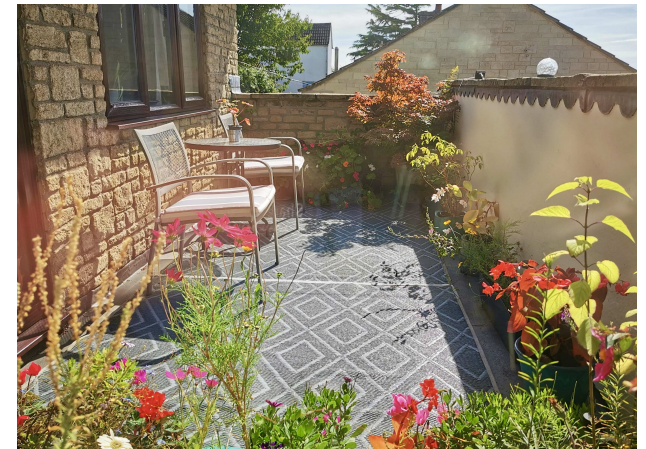
Location

The property is situated in an elevated position approximately half a mile from the High Street with its good range of shops, banks, restaurants, health centres, supermarkets, cafes and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. The thriving centre of Street is 2.5 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. The renowned Millfield Senior School is in Street whilst the Preparatory School is at Edgarley on the outskirts of Glastonbury. Access to the M5 motorway at Dunball (junction 23) is 14.5 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





Outside, steps lead down to the entrance and continue to the rear garden, which is arranged in tiers with lawns, patio seating areas, and decking, all enhanced by mature planting and wonderful open views. At the front of the property, there is a single garage with power, light, and up-and-over door, along with off-road parking for two vehicles.



- Peaceful cul-de-sac setting enjoying an elevated location, combining privacy with convenient access to the town centre and nearby amenities.

- Spacious split-level detached home providing versatile accommodation taking full advantage of the stunning views.

- Large lounge/dining room with feature fireplace, dual aspect windows, and French doors opening onto a balcony with views over the town and countryside.

- Well-appointed kitchen with central island, fitted units, ample work surfaces, and space for appliances including cooker, fridge/freezer, and dishwasher.

- Three bedrooms in total, with the master bedroom benefitting from a private en suite shower room and direct access to a bright conservatory.

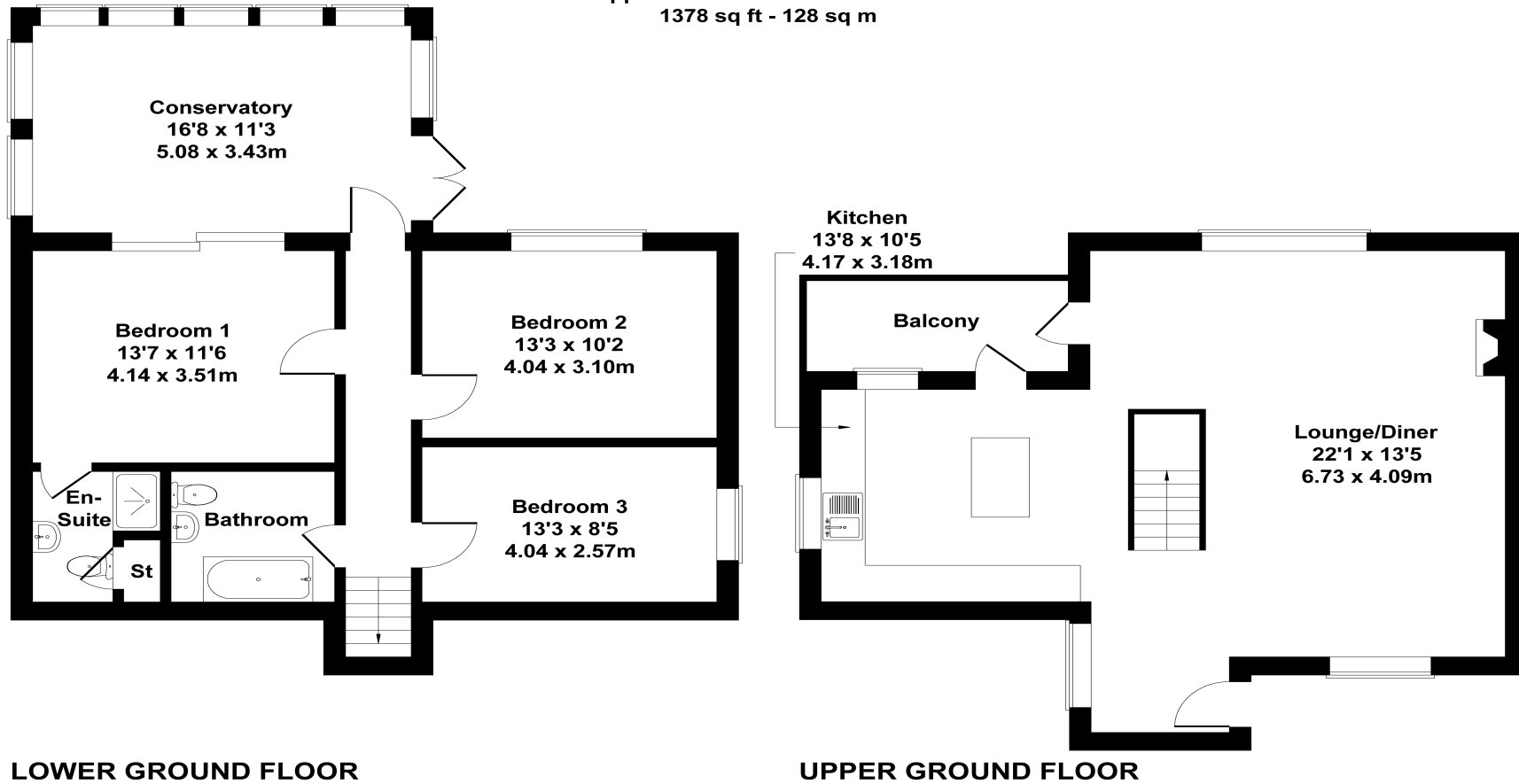
- Conservatory overlooking the garden, offering an additional flexible living area to be used as a sitting room, hobby space, or quiet retreat.

- Tiered rear garden with lawns, patio seating areas, decking, and mature planting, all enjoying far-reaching views and excellent natural light. Single garage with power and lighting plus driveway parking for two vehicles, ensuring secure storage and off-road convenience.



8 Hexton Road

Approximate Gross Internal Area
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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