





£525,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@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

Estate/Management Charges £639.98 PA

Ground Rent £40 PA



Description

Situated within the exclusive Watts Corner development on the fringes of Glastonbury, this superbly presented detached home offers almost 2,000 sq.ft. of beautifully appointed accommodation across three floors. Boasting five bedrooms, an impressive open plan kitchen/dining room, landscaped garden, driveway parking and garage, it provides the perfect setting for modern family living.

A welcoming entrance hall provides access to the principal ground floor accommodation, together with a cloakroom and staircase rising to the upper floors. Positioned to the front of the property, the generously proportioned sitting room is a wonderful space to relax, enjoying a dual aspect that allows natural light to pour in throughout the day.

Spanning the rear of the property is undoubtedly the heart of the home; an impressive open plan kitchen and dining room, designed with both family living and entertaining in mind. The kitchen has been modernised with an attractive range of shaker style wall and base units, complemented by integrated appliances and a breakfast bar, whilst providing ample room for both dining and informal seating. Double doors open directly onto the beautifully landscaped rear garden, creating a seamless connection between the indoor and outdoor spaces and flooding the room with natural light. An adjoining utility room continues the same high-quality cabinetry, offering additional storage, workspace and access to the side of the property.

The first floor is centred around the spacious principal bedroom, complete with fitted wardrobes and a well-appointed en-suite shower room. Two further generous double bedrooms are served by the family bathroom, creating an ideal arrangement for growing families.

Occupying the second floor are two additional bedrooms, including a particularly spacious fourth double bedroom and a well-proportioned fifth bedroom, perfectly suited as a child's room, home office or hobby space. These rooms are served by a contemporary shower room, making the upper floor an ideal retreat for older children, guests or those working from home.

Location

Situated within the exclusive Watts Corner development, one of Glastonbury's most sought-after addresses, the property enjoys a quiet setting amongst similarly impressive family homes whilst remaining conveniently positioned on the outskirts of this historic town. Glastonbury offers an excellent range of shops, supermarkets, cafés, restaurants, health centres, schools and public houses, together with its renowned Abbey Ruins and Tor.

The neighbouring town of Street, approximately two miles away, provides a wider selection of amenities including Clarks Village, Strode Theatre, Strode College and both indoor and open-air swimming pools. The Cathedral City of Wells lies approximately six miles away, whilst the M5 motorway at Junction 23 is around 14 miles distant, placing Bristol, Bath and Yeovil all within comfortable commuting distance.







Externally, the property continues to impress. The beautifully landscaped rear garden has been thoughtfully designed to provide an attractive and private outdoor space, ideal for both relaxing and entertaining. To the rear, a driveway provides off-road parking for two vehicles and leads to a detached single garage.

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 until you reach a roundabout. Take the third exit towards the hospital following on until you reach the turning for Watts Corner on the right hand side. At the junction turn right and follow the road around to the left where the property can be found on the left.

- Situated within the exclusive Watts Corner development on the fringes of Glastonbury, offering a desirable setting close to local amenities and countryside walks.
- Beautifully presented detached family home extending to almost 2,000 sq.ft., arranged over three spacious floors with flexible accommodation.
- Impressive open plan kitchen/dining room with modern shaker units, integrated appliances, breakfast bar and double doors opening onto the garden.
- Generous principal bedroom with fitted wardrobes and a contemporary en-suite shower room, creating a superb main bedroom suite.
- Three further generous double bedrooms and a fifth single bedroom ideal as a home office or nursery served by three two further bath/shower rooms
- Beautifully landscaped rear garden providing an attractive and private outdoor space, ideal for entertaining and family enjoyment.
- Driveway providing off-road parking for two vehicles, leading to a detached single garage with an up-and-over door.
- A superb modern family home combining generous living space, stylish presentation and an enviable position within one of Glastonbury's most sought-after developments.

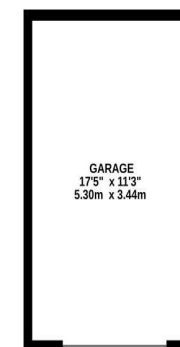
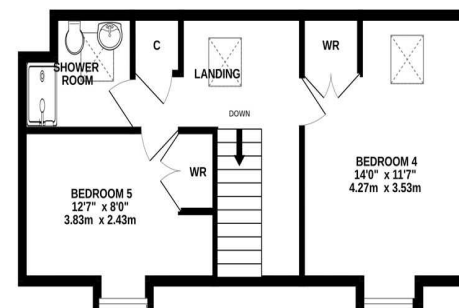
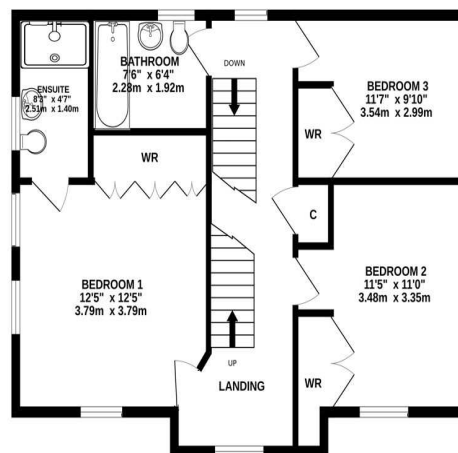
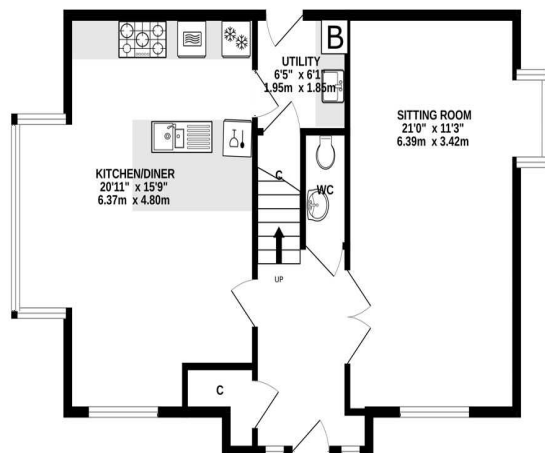


GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.

2ND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

3RD FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.4 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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