





£695,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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2



2

Energy Rating C

Council Tax Band



Services

Mains electricity, water and drainage are connected. Oil fired central heating with underfloor heating on the ground floor.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout, (B & Q on the left) take the second exit onto the by-pass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare. Upon entering the village, after the Stileway turning, you will see a turning on the right hand side (after approx.200 yards), follow the driveway down to number 2.

Description

Enjoying spacious accommodation throughout including four bedrooms, a cinema/games room, open plan kitchen family room and a studio. Wonderful far reaching views across farmland to the Mendip Hills in the distance and ample off-road parking for several vehicles.

From the entrance hall stairs rise to the first floor landing, with doors opening to the sitting room, studio and family kitchen/dining room. Here this lovely open plan family kitchen comprises a modern range of units with integrated appliances, having granite worktops over, a separate island unit and space for an American style fridge freezer. From the family dining area, bi-fold doors open onto the garden with further double doors opening to the sitting room. This room enjoys an open fireplace with a wood burner, window to the front, floor to ceiling shelving units, study/work desk and doors to the rear patio and garden. Returning to the Hall and into the studio converted from the former double garage, having a bank of windows and a door to the front, door into a cupboard and a further door to the rear boot room. Here access is provided into the utility room, having space and plumbing for a washing machine and tumble dryer, a door returning to the kitchen and a further door to the rear garden.

On the first floor gallery landing doors open to the four/five bedrooms, family bathroom and to the cinema room/bedroom five. Bedrooms one, two and four all enjoy rear facing aspects and the stunning far reaching views to the Mendip Hills, with bedroom one also featuring an ensuite shower room and a walk-in wardrobe, also enjoying a range of fitted shelves and hanging space. Bedroom four has a front facing aspect and the family bathroom comprises a modern suite. Finally on the first floor is the cinema room which could also be utilised as a games room or guest bedroom. There are two roof lights and also further cupboard storage space.

Location

Meare is a rural village set on the picturesque Somerset Levels, 3 miles to the west of Glastonbury. The village provides a primary school, parish church and farm shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 4 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.



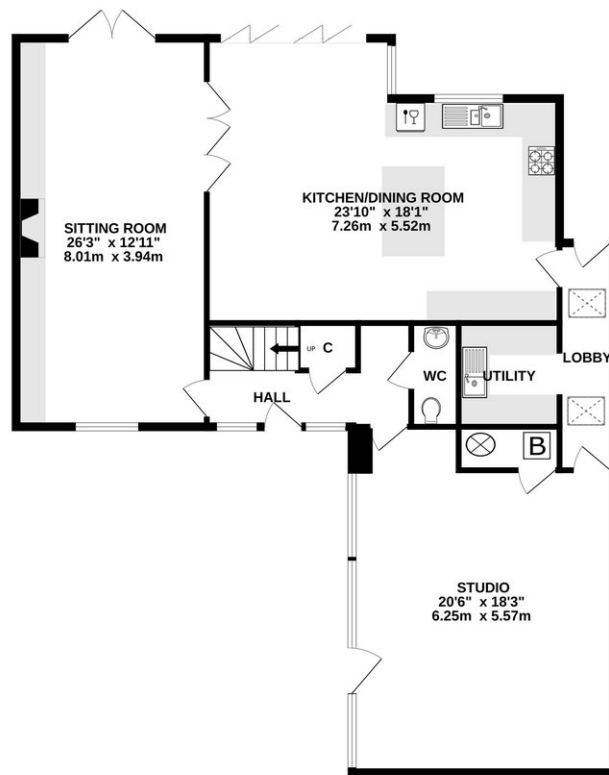


The property is set back from the road, accessed via a shared driveway with the neighbouring property. There is parking available up to the front of the house for several vehicles. Secure gated access is available here into the rear garden, which has a patio extending from the rear of the house onto the garden. This is mainly laid to lawn, taking in wonderful far reaching views across the adjoining farmland to the Mendip Hills in the distance.

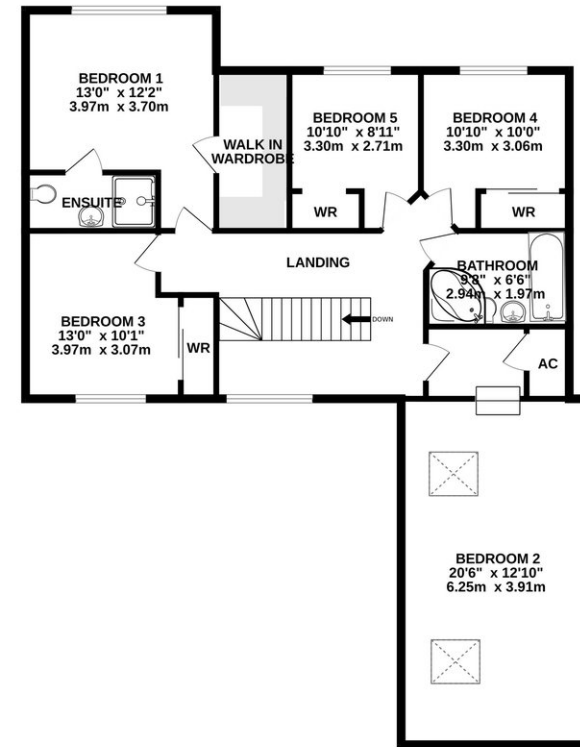
- Superb and spacious detached family house, set away from the road and taking in stunning rural views to the rear
- On the ground floor, there is a galleried landing with doors to the sitting room, kitchen/family room, cloakroom and studio
- The sitting room has a feature fireplace, range of fitted shelves and patio doors out onto the garden
- Doors open to the kitchen/family room, comprising a comprehensive range of units with integrated appliances and central island unit. Bi-fold doors also open to the garden from the dining family area
- Finally on the ground floor is the studio, converted from the former double garage, which provides plenty of opportunity for alternative uses
- On the first floor there four/five good bedrooms, with the master bedroom having an en-suite shower room and walk in wardrobe. The cinema/games room, could also be a guest bedroom
- Outside, there is ample parking for several vehicles up to the front of the house, with a side access into the rear garden, taking in the superb far reaching views over adjoining farmland



GROUND FLOOR
1374 sq.ft. (127.6 sq.m.) approx.



1ST FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 2550 sq.ft. (236.9 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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