







£720,000

**To View:**

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



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2

Energy  
Rating

C

**Council Tax Band F**



**Services**

Mains electricity, water and drainage are connected. Oil fired central heating system.

**Local Authority**

Somerset Council

03001232224

[somerset.gov.uk](http://somerset.gov.uk)

**Tenure**

Freehold

## Directions

On entering the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite). Turn right into Martin Street and continue a little further, where the property can be found on the left hand, accessed via shared driveway with Farthings.

## Description

Nestled away within the sought after village of Baltonsborough is this superbly presented, extended, four bedroom detached family home. Having undergone an extensive program of alterations and enhancements, the property now offers light and airy accommodation throughout, a stunning open plan kitchen and dining area, two reception rooms, four double bedrooms, double garage, and attractive gardens to both the front and rear.

Entering into the impressive entrance hall, stairs rise to the first floor landing, with doors opening to the reception rooms. To the right there is a large, well presented dual aspect sitting room with double sliding doors flooding the room with plenty of natural light, leading to the walled patio area. To the left is a versatile second sitting room which could be purposed as a playroom, snug or home office. As you continue along the wood effect flooring of the hallway to the rear of the property, you enter into an impressive open plan kitchen/dining room which has been fitted with a range of shaker style wall and base units, and island with breakfast bar all of which are complemented with sleek Corian worktops, and benefitting from an integrated fridge, freezer, dishwasher and free-standing cooker. A dining space makes this a fantastic social area for family meals or entertaining and also benefits from underfloor heating. Adjoining is the utility room with a window and door to the garden, further shaker style units, and space for a washing machine and tumble dryer, while also housing the oil fired boiler. A further door leads through to a useful cloakroom.

On the first floor and off of the bright and airy landing, there are four double bedrooms. The spacious master bedroom is located at the rear and offers a separate dressing room and ensuite shower room and enjoys views over looking the garden and the field beyond. There are three further bedrooms, all of which are good sized doubles, with bedroom two offering built in wardrobes. These bedrooms are serviced by the superbly finished family bathroom with bath, walk in shower, toilet, basin and vanity unit.

## Location

The property is situated in the popular village of Baltonsborough which has local amenities including Post Office/General Store, Inn, Primary School and Parish Church. Baltonsborough is some four and a half miles from both the historic town of Glastonbury and the thriving centre of Street which offer good shopping, sporting and recreational facilities. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is within half an hour's drive, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.







The property is approached from Martin Street over a shared, tree lined driveway leading to the detached double garage with electric roller doors, eaves storage, with power and lighting. There is ample parking for multiple vehicles and space for turning.

The rear of the property is accessible from both sides, with a pedestrian gate to the right leading to a south facing patio area which can also be accessed from the sitting room. To the left there is a five bar gate and further pedestrian gate which in turn leads to the garden at the rear which has been mostly laid to lawn. A patio area adjoins the house and extends along the rear elevation and continues to the side where an area perfect for alfresco dining can be found. The garden is bordered by timber fencing to the right and rear, and established hedging to the left and offers an abundance of mature trees and plants shrubs throughout.

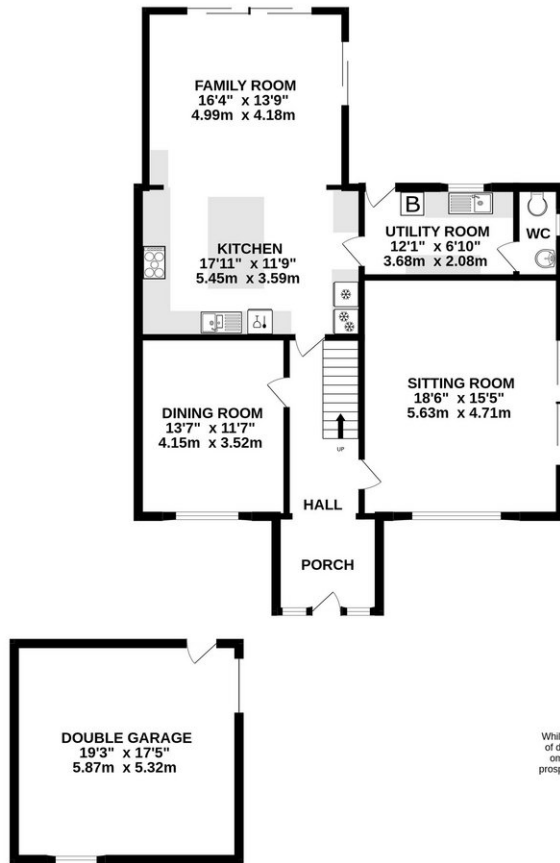


- Detached family home situated within a desirable village location.
- Beautifully renovated and extended property offering spacious accommodation throughout
- Modern, open plan kitchen and dining area with underfloor heating and two sets of sliding doors allowing views to the garden at the rear and orchard beyond.
- The utility room provides space for a washing machine and tumble dryer, an adjacent cloakroom, and direct access into the garden.
- Two reception rooms, one of which is a lovely sitting room, while the other could be utilised as a snug, playroom, or home office.
- Master bedroom with dressing room and ensuite shower room, and three further double bedrooms, one of which benefits from built in wardrobes.
- Mature gardens to the front and rear with an abundance of mature plants, trees and shrubs.
- Detached double garage with electric roller doors, and ample driveway parking for multiple vehicles.

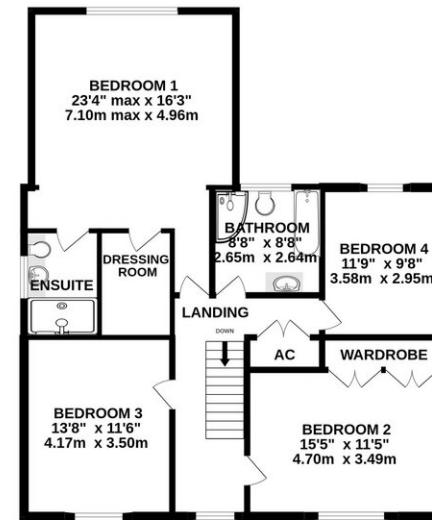




GROUND FLOOR  
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 2471 sq.ft. (229.5 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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