







£425,000

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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Energy  
Rating

B

Council Tax Band D



**Services**

Mains electricity, gas, water and drainage are connected. Gas central heating system.

For confirmation of mobile phone and broadband coverage, please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**Estimated Estate Charge:** £193.33 PA

**Local Authority**  
Somerset Council  
03001232224  
[somerset.gov.uk](http://somerset.gov.uk)

**Tenure**  
Freehold

## 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 Brindham Lane on the left hand side. Continuing along Brindham Lane, Rockrose House can be found on the right hand side. Parking can be found at the rear of the property accessed via Uppingstock Road.

## Description

A modern and significantly upgraded, four bedroom detached property occupying a quiet edge of development position nestled on the fringes of Glastonbury. This superbly presented family home offers two reception rooms, a well appointed kitchen, four bedrooms, low maintenance garden, garage and off street parking for multiple vehicles.

Entering into the spacious hallway, there is a useful cupboard for shoes and coats, a convenient cloakroom, stairs rising to the first floor and doors leading into the accommodation. Attractive tiles lead into the well appointed kitchen which has been fitted with a range of modern, navy wall and base shaker style units, complemented with sleek quartz worktops. There are a range of integrated appliances including a double oven, gas hob, dishwasher and fridge freezer.

The dining room is located at the front of the property and comfortably accommodates a dining table and chairs, alongside free-standing furniture. Completing the ground floor is the well sized sitting room with double doors opening into the garden at the rear, flooding the room with natural light.

Upstairs, and off the light and airy landing, there are four well proportioned bedrooms. The master bedroom benefits from a superbly finished ensuite shower room and two built in mirrored wardrobes. Bedrooms two and three are generous doubles, while bedroom four is a good sized single, and is currently utilised as a home office. Servicing these bedrooms is the family bathroom with toilet, basic and bath with shower over, finished with attractive linear patterned tiling.

## Location

Situated in a quiet and exclusive development this property offers the perfect balance of seclusion and convenience. Located on the outskirts of this historic town, with its good range of shops, banks, supermarkets, restaurants, cafes, health centres, schools and public houses. Glastonbury is renowned for its Tor and Abbey Ruins and is some 5 miles from the Cathedral City of Wells. Street is 4 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its complex of shopping outlets. Access to the M5 motorway can be gained at junction 23 some 14 miles distant, whilst Bristol, Bath and Yeovil are all within commuting distance.







At the rear of this property is a fantastic, enclosed, south facing garden paved with attractive porcelain tiles. Transformed by the current vendors, this low maintenance space has been tiered and zoned to create array of different areas, from alfresco dining with canopy to an outdoor lounge area, and space for a hot tub. There is ample off-street parking on the tarmac driveway leading to the single garage with electric roller door, which benefits from space and plumbing for utility appliances.

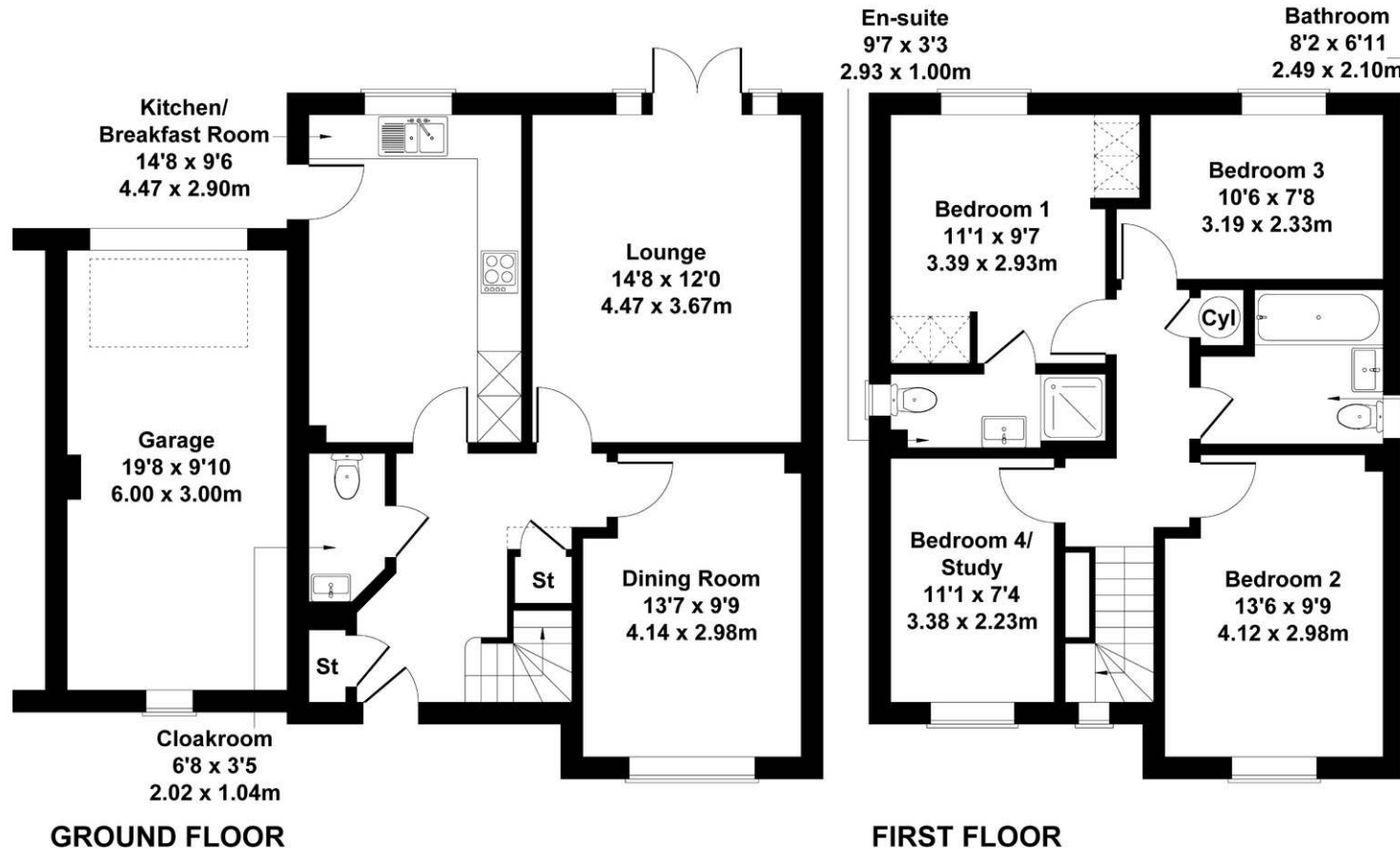


- Four bedroom, link detached family home.
- Situated within a quiet, edge of town development
- Significantly upgraded throughout
- Two reception rooms and a stunning shaker style kitchen with quartz worktops
- Master bedroom with ensuite shower room
- Single garage with electric roller door and space and plumbing for utilities.
- Benefits from the remaining term of the NHBC warranty.



# Rockrose House

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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