





Guide Price £775,000

To View:

Holland & Odam
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glastonbury@hollandandodam.co.uk



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Energy
Rating **D**

Council Tax Band
E

Services

Mains water and electricity. Private drainage (septic tank) Oil fired Central Heating
For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority
Somerset Council

Tenure
Freehold





Directions

From Glastonbury proceed along the A361 towards Shepton Mallet. You will arrive at a village called West Pennard. Take the first turning right into Newton Lane. Follow this road out of the village without turning off observing the signs for West Bradley and Parbrook. After approximately two miles you will find Chestnut Cottage on the right hand side.



Location

West Bradley is a small village set in picturesque countryside five miles east of Glastonbury. The village adjoins Parbrook and primary schooling is available in the nearby villages of West Pennard and Baltonsborough. The nearest towns are Street and Glastonbury each providing a choice of facilities and offering secondary schooling. Millfield Junior School is at Edgarley on the edge of Glastonbury and Millfield Senior School is at Street. Street also provides a College and theatre and is famous as the home of Clarks shoes. This part of Somerset has many attractions including Glastonbury Abbey and Tor, Wells Cathedral, Cheddar Gorge and the delightful Georgian City of Bath to name but a few.



Description

Affording a wonderful rural location with fabulous, far reaching, rural views. Chestnut Cottage is an updated detached house providing spacious accommodation and enjoying lovely, well-maintained gardens with the property in total measuring 0.4 acres. There is a modern kitchen with fitted appliances, garden room style conservatory, dining room and study to the ground floor, with four good bedrooms and two bathrooms on the first floor. Additionally, there is a large garage with ample parking at the front.

From the front porch, a door opens into the reception hall, where stairs rise to the first floor, doors and 'Parquet' flooring lead into the principal reception rooms, kitchen and cloakroom. The sitting room features a fireplace with inset 'Jetmaster' fire, windows to the front and side, plus patio doors opening in to the garden room/conservatory. From the garden room, the windows enjoying lovely views out over the patio, garden and adjoining farmland. Further doors then open into the study and to the kitchen. Here, the kitchen enjoys a modern range of gloss fronted 'Franklyn' units, with a peninsular island and featuring a range of integrated appliances, a door on the right opens into the utility room, with a second door returning to the hall and the dining room. This has been converted from the original double garage, affording sizeable floor space including a fitted cupboard and a door to a rear porch.

Onto the first floor, where there are four bedrooms and a family bathroom leading from the landing, which also includes a walk-in cupboard and a separate walk-in airing cupboard. Bedrooms one, two and four all benefit from stunning elevated views out over the rear garden to the adjoining fields and countryside beyond, with the master bedroom also benefitting from an en-suite bathroom. Bedroom four having a built in wardrobe. Bedroom three is equally well proportioned, also having a built in wardrobe and window to the front, taking in further rural views. Finally, the family bathroom includes bath with shower over, wash hand basin, WC and bidet.



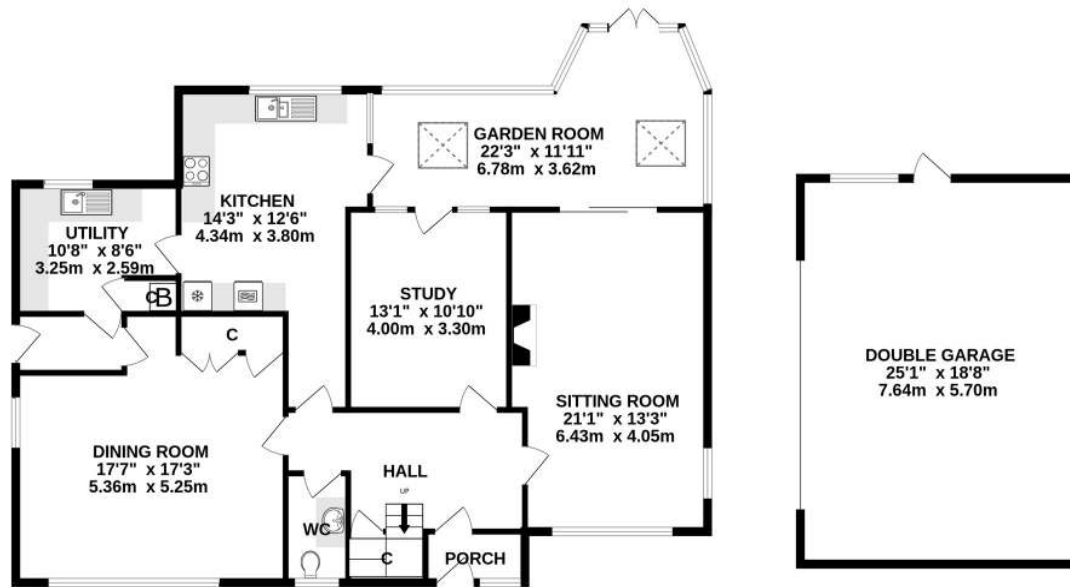
From the front, there is ample driveway parking up to the front of the house and to the large double garage on the right. This has a remote up and over door, with power/light supplied. The driveway is bordered by attractive well stocked borders, with access on each side to the extensive rear garden.

Across the rear elevation is large patio terrace, opening out onto a wide expanse of lawn. This bordered on both sides by mature, shaped hedges and a post and rail fence. The garden measures approximately 0.40 acres and enjoys the most fabulous south and westerly views over the adjoining farmland and Somerset countryside.

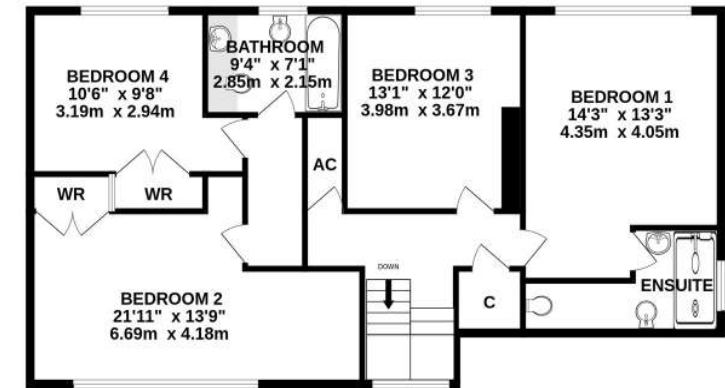
- Enjoying a quite superb rural location with stunning open views across the adjoining farmland and beyond
- On the ground floor, the accommodation comprises a sitting room, dining room, study, large conservatory/garden room and kitchen
- The kitchen includes a range of quality fitted appliances including an LPG hob, double oven and wine cooler, dishwasher and fridge
- Completing the ground floor is a cloakroom and a utility, housing the washing machine and tumble drier
- On the first floor, there are four generously proportioned double bedrooms. Bedrooms one, two and four enjoying fabulous south and westerly views, bedroom one having an en-suite shower
- Bedroom three also enjoys lovely rural rural views, but this time to the north and east
- Finally, the family bathroom comprises a suite including a panelled bath with shower over, wash hand basin, WC and bidet
- Outside, the property stands in gardens totaling 0.40 acres, including ample parking and double garage at the front



GROUND FLOOR
1899 sq.ft. (176.4 sq.m.) approx.



1ST FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



DOUBLE GARAGE
25'1" x 18'8"
7.64m x 5.70m

TOTAL FLOOR AREA : 2969 sq.ft. (275.8 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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