





£875,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band G



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street/Glastonbury, at the main roundabout (B & Q on the left), take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit, signposted for Meare/Wedmore. Follow the B3151 to Meare, whereby you will soon see the bungalow on the left hand side.

Description

Enjoying an abundance of light and generously proportioned accommodation, this lovely detached family house, having four double bedrooms, two bathrooms and four reception rooms, also enjoys an annex extension, double garage and approximately 0.80 acres of gardens. Situated on the edge of the village, but affording easy access to the local towns of Glastonbury and Street, plus a little further afield, the city of Wells.

From the recessed front entrance porch, a door opens into a spacious reception hall, leading to a galleried first-floor landing. The ground floor is primarily laid with oak flooring and offers access to a cloakroom, three main reception rooms, and the kitchen/breakfast room. To the right, you'll find a study, while the sitting room boasts a triple aspect with windows to the side and rear, plus double doors opening onto a secluded patio terrace. This room features a brick fireplace with a wood-burning stove. Sliding doors connect the sitting room to the dining room, which has a window to the rear and a door returning to the hall. The kitchen/breakfast room features a range of modern units, a breakfast bar, and space for a cooker and dishwasher, flowing into the breakfast area with doors to the patio. Additionally, there is a utility room with space for a washing machine, fridge, freezer, and the oil-fired central heating boiler. The family room extension offers an open-to-the-eaves design, with ample natural light from roof lights, windows, and doors opening out to the patio. Combined with the playroom/gym, there's potential to create an annex or a holiday/short-term let.

On the first floor, the galleried landing benefits from plenty of light streaming in through the front-facing window. Here, doors lead to four spacious double bedrooms, the family bathroom, and an airing cupboard. Bedroom three offers a front-facing aspect, while the remaining three bedrooms have views over the garden and fields beyond. The master bedroom is equipped with a range of wardrobes and an updated en-suite bathroom. Completing the first floor is the family bathroom, featuring a white suite with a panelled bath, a separate shower enclosure, WC, and wash hand basin.

Location

Meare is a rural village set on the picturesque Somerset Levels, 4 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, Millfield Senior School in Street and Wells Cathedral school. Street is within 6 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.





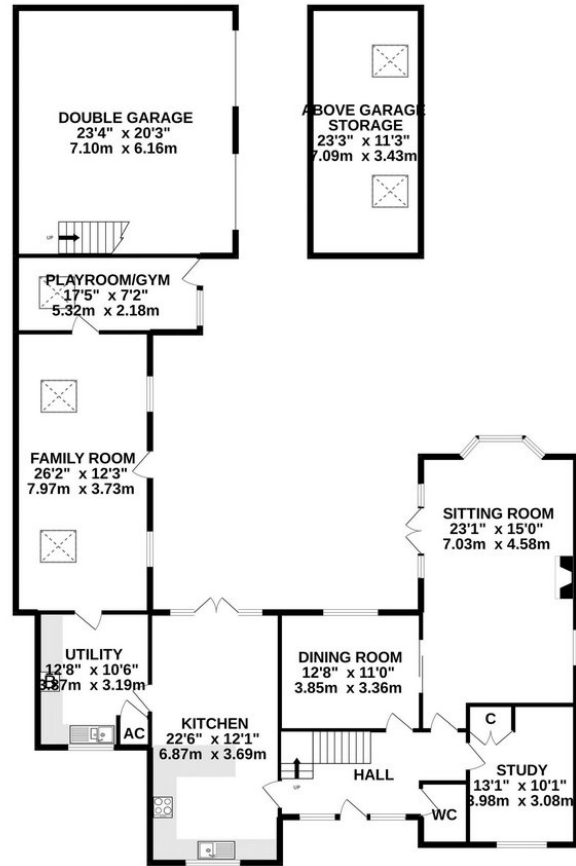
Blenheim, is set well back from the road, behind a lawned garden and having a driveway to the right hand side, extending around to the rear of the property, where ample parking can be found up to the double garage and workshop. The garage also enjoys the benefit of having a partially converted loft above. A secluded patio extends from the rear of the house, before opening onto an expanse of lawn, which extends some 260ft to the foot of the garden. The sweeping lawns are bordered by mature hedgerow and planting, and to the far right of the garden, is large vegetable allotment. In all, the property stands in gardens measuring approximately 0.80 acres.



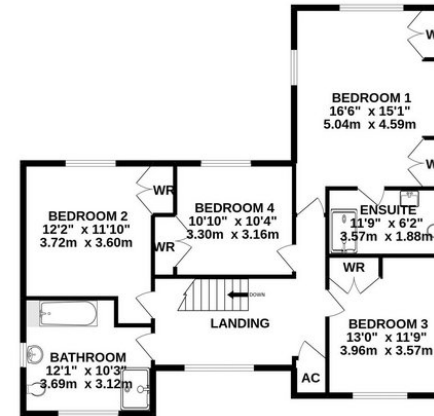
- Substantial and extended modern detached family home, standing in a plot measuring approximately 0.80 acres
- On the ground floor, there are four reception rooms, including a sitting room, dining room and study
- The kitchen/breakfast room comprises a modern range of units, and ample space for a breakfast table, plus a door into the utility room
- Extending from the here is a second sitting/family room, with a play room/gym leading off. This provides tremendous potential for a holiday let or annexe.
- Upstairs, there are four good double bedrooms, with the master bedroom having a recently updated en-suite shower room, with all bedrooms having deep fitted wardrobes. There is also a family bathroom with panelled bath, shower enclosure, wash hand basin and WC
- Outside, there is ample parking both to the front and rear, where the double garage is situated, which also includes a partially converted loft above
- The lawn extends some 260ft at the rear, with sweeping lawns, mature plants and hedgerow borders, plus an allotment garden



GROUND FLOOR
2345 sq.ft. (217.9 sq.m.) approx.



1ST FLOOR
1053 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 3398 sq.ft. (315.7 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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