





£695,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy  
Rating

D

Council Tax Band F



### Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. For information regarding broadband and mobile coverage, go to [checker.offcom.org.uk](http://checker.offcom.org.uk)

### Local Authority

Somerset Council

03001232224

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

### Tenure

Freehold

## Directions

Follow Street High Street in an easterly direction (Bear Inn on your right). At the mini roundabout turn right (third exit) into Somerton Road. At the traffic lights turn left and follow this road for approximately three miles into Butleigh. Continue through the village and turn left just before the Rose and Portcullis pub. Follow this road into Barton St David. Immediately before the Barton Inn on your right, take the junction on your right hand side into Brook Lane. Brambley Hedge will be identified a short distance on your right, by our for sale board.

## Description

Affording a secluded and peaceful location along Brook Lane, this spacious and well presented detached family home, offers well proportioned accommodation coupled with generous gardens to the front and rear. On the ground floor, there are two formal reception rooms, a kitchen/breakfast room, utility, cloakroom and office/gym. On the first floor, there are five bedrooms and three bathrooms off of the light and airy landing. There is also a double garage, with parking and turning space for several vehicles.

Upon entering the reception hall, stairs rise to the first floor landing, with doors leading to the principle reception rooms, kitchen/breakfast room, updated cloakroom and office/gym. The living room affords a feature open fireplace, bay window to the front, door to the dining room and further doors into the conservatory. This is glazed on three sides, opening onto the patio and garden. The dining room also has doors opening onto the patio and garden. Into the kitchen/breakfast room, fitted with a comprehensive range of units, with space for a range cooker, integrated fridge/freezer and dishwasher. A door leads into the utility, offering further cupboard storage, with space for a washing machine and tumble drier. Finally on the ground floor, a door from the hall leads into an office/gym which in turn leads to the double garage.

On the first floor, the landing takes its light from a large front facing window with doors then leading to the five bedrooms and family bathroom. Bedrooms one and two are situated at opposing ends of the landing with both rooms having windows overlooking the garden, built in wardrobes and en-suite shower rooms. The three remaining bedrooms enjoy front facing aspects, with beds three and four also having built in wardrobes. Finally, the family bathroom comprises an attractive suite of a panelled bath, shower enclosure, WC and wash hand basin.

## Location

Barton St David is a popular village situated to the south east of Street and Glastonbury between the villages of Butleigh and Keinton Mandeville which each offer village stores and excellent primary schools. Barton St David has a pub, church, play fields and a village hall which offers sports clubs/groups and a Pre-School. The historic town of Glastonbury and the thriving centre of Street offer excellent shopping facilities, restaurants, sporting and recreational facilities. The surrounding centres of Street (Millfield School), Glastonbury (Millfield Preparatory School), Somerton, Yeovil and Castle Cary (Railway Station) provide a choice of shopping centres and are 6.5, 7, 5, 14 and 7.5 miles distant respectively. The cities of Bristol and Bath are 32 and 33 miles distant.

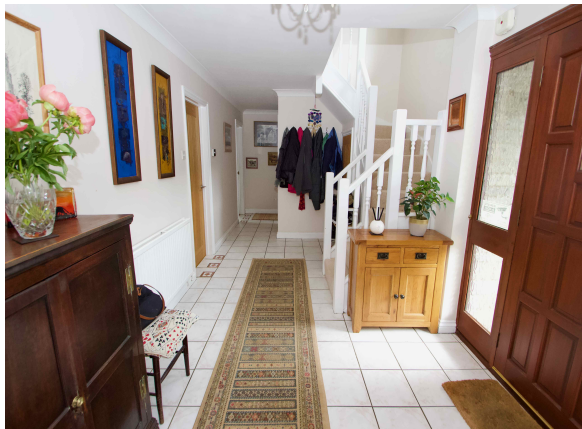


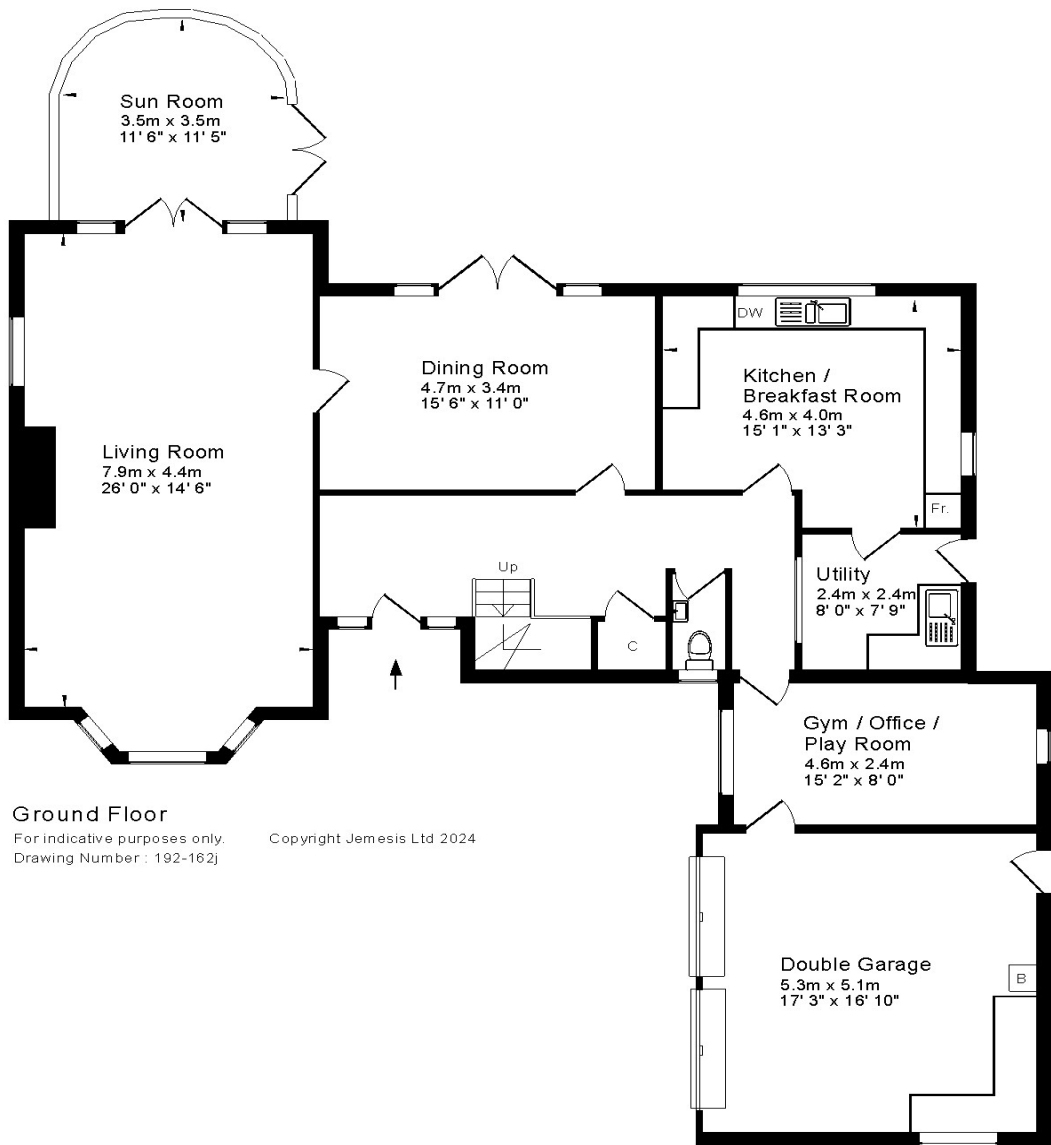


At the front, the house is set well back from Brook Lane, behind mature trees and hedgerow, with driveway parking and turning area for several cars up to the double garage. Access can be found from here into the large rear garden. This enjoys a great degree of seclusion, with an expanse of lawn, again being retained behind mature hedgerow and attractive shrub borders. A patio extends from the rear of the house with an allotment garden tucked away in one corner.



- Substantial and well presented modern detached family house, affording a generous plot in a peaceful village location
- On the ground floor, there are two reception rooms, including a sitting room with a feature fireplace and a dining room with doors to the garden
- The kitchen/breakfast room affords plenty of cupboards and opens into the utility room. Completing the ground floor, there is a conservatory, cloakroom and an office/gym
- On the first floor, there are five good bedrooms, two having en-suite shower rooms, with four of the five also having built in wardrobes
- The bathroom is well appointed to include a panelled bath, shower enclosure, WC and wash hand basin
- Outside, the house is well set back from Brook Lane, behind mature gardens with plenty of driveway parking to the double garage. The rear garden enjoys a great degree of seclusion with a lawn enclosed behind mature hedgerow, well stocked borders. Also incorporating an allotment garden and patio

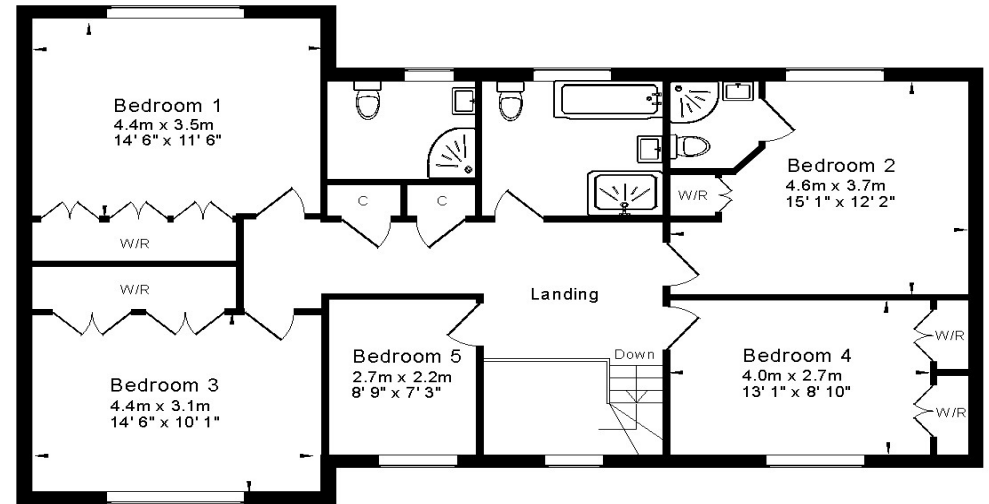




**Ground Floor**

For indicative purposes only.  
Drawing Number : 192-162j

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**First Floor**

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