

Holm Oaks

Butleigh, BA6 8UB

COOPER
AND
TANNER



Asking Price Of £400,000 Freehold

A simply stunning 'turn-key' home tucked away on a deceptively large corner plot at the end of a small cul-de-sac in this sought after village. Our vendors have carried out a quite remarkable extension and renovation during their ownership, which absolutely must be viewed to be appreciated!

Holm Oaks Butleigh BA6 8UB

 3  2  1 EPC D

Asking Price Of £400,000 Freehold

ACCOMMODATION:

Entering the property via the main front entrance, which is sheltered by a storm porch, you'll find a well-proportioned entrance hall featuring a large storage cupboard, stairs rising to the first floor and a nicely appointed cloakroom with WC and hand wash basin. Doors open separately to an office/playroom and the spacious dual aspect living room. This wonderful reception room offers ample space for a wide range of seating to accommodate larger families. The heart of this beautifully adapted home, is undoubtedly the impressive extension, now providing a contemporary and light filled kitchen/diner which is sure to play host to many a family gathering or dinner party in the years to come. Glazed Oak framed doors open internally between the two living spaces, ensuring flexibility between closing for cosy winter nights and open for free flowing accommodation. The kitchen also benefits from a range of stylish fitted cabinetry, integral dishwasher, a centre island and large double doors opening to the garden. The separate utility room includes matching cabinets, work surfaces and a drainer sink, as well as provisions for laundry appliances. Internal access to the garage is available from here.

On the first floor there are three excellent size double bedrooms, all tastefully presented, as well as a sumptuous bathroom, which is beautifully modernised and features a full four piece suite comprising free-standing bath, vanity wash basin, WC and luxurious walk-in shower.

OUTSIDE:

Not only is this home blessed with spacious extended accommodation inside, it enjoys a generous corner plot garden to match. The walled boundaries provide a safe and secure environment for children and pets, enjoying a good degree of privacy with a large lawned area for recreation and a substantial terrace for outdoor entertaining. Tucked away at the rear elevation,

our vendor has recently completed a generous garden room, which now adds an extra degree of flexibility for use as an office, gym, workshop or adults retreat. Off road parking is provided by a driveway in front of the garage, which has recently be resurfaced in block paving (not shown). This fabulous property really does offer the perfect ready made forever family home.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax, within Somerset Council.

LOCATION:

The highly regarded village of Butleigh is located just three miles south of Glastonbury and Street and is within easy reach of the A303 and M5. The village provides a shop and sub post office, a public house and church, as well as a thriving cricket club. There is also a popular village primary school and easy access to the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer excellent shopping and leisure facilities including Clarks Village, as well as a range of secondary education options. Rail links direct to London Paddington can be found just 20 minutes drive away at Castle Cary.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





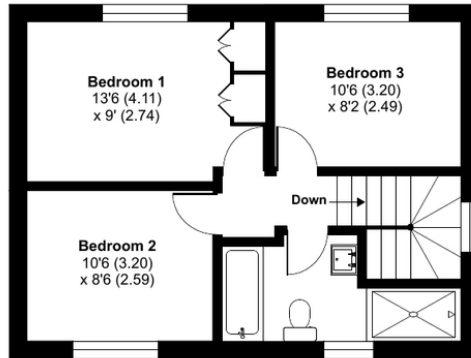
Holm Oaks, Butleigh, Glastonbury, BA6

Approximate Area = 1328 sq ft / 123.4 sq m

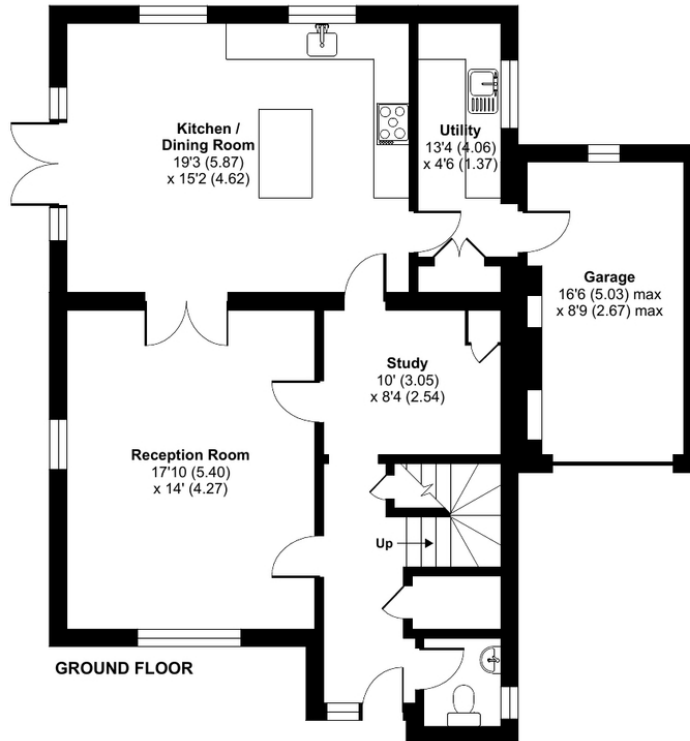
Garage = 136 sq ft / 12.6 sq m

Total = 1464 sq ft / 136 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2022. Produced for Cooper and Tanner. REF: 881027

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

