

Holm Oaks

Butleigh, BA6 8UB

COOPER
AND
TANNER



Guide Price £320,000 Freehold

A well-proportioned detached family home in the sought-after village of Butleigh. With ample extended living accommodation, three bedrooms and a well-kept garden this property would suit a variety of potential buyers.

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 3  2  1 EPC C

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ACCOMMODATION:

The front door opens into a well-proportioned entrance hall with cloakroom and stairs leading to the first floor landing. From the entrance hall there are doors leading into the sitting room and the kitchen/breakfast room. The sitting room is a good size with front aspect double glazed window, electric fire and French doors leading into the dining room. This dining room was built to replace the pre-existing conservatory and features a dual aspect with windows overlooking the rear garden, whilst there is plenty of space for a family dining table and chairs. The kitchen was also extended in recent years and now includes a lovely breakfast area with French doors leading out to the rear garden. The kitchen is equipped with a range of base and eye level units with stainless steel sink and mixer tap as well as space for a washing machine or dishwasher, larder fridge and standard sized freestanding cooker. To the first floor there are three double bedrooms and a family bathroom.

OUTSIDE:

The front garden area is laid to stone chippings and some mature shrubs. The rear garden is a mixture of hard standing patio areas and a larger area of lawn to the side of the house. There is rear access through a pedestrian gate and as well as a driveway a single garage provides parking and storage. There is a potting shed to the rear of the garage which provides helpful

storage for garden equipment.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is council tax band D, and falls under Mendip District 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 01 458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





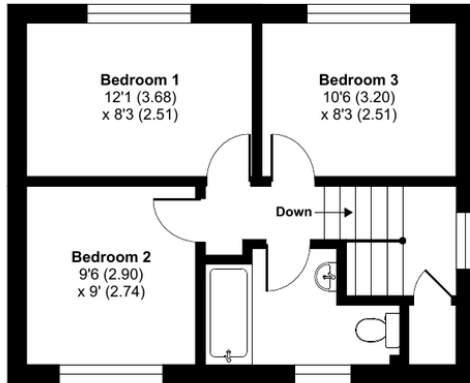
Holm Oaks, Butleigh, Glastonbury, BA6

Approximate Area = 1019 sq ft / 94.6 sq m

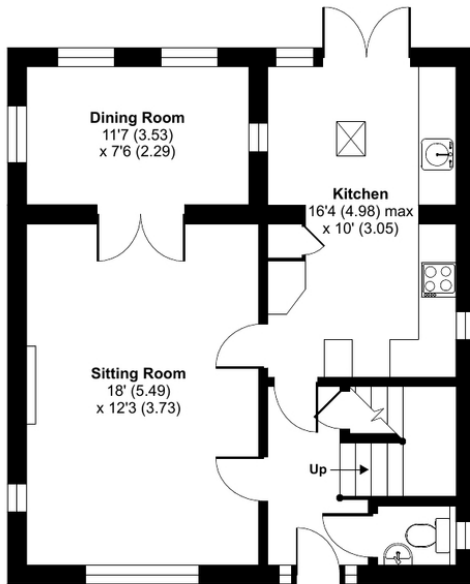
Garage = 145 sq ft / 13.4 sq m

Total = 1164 sq ft / 108.1 sq m

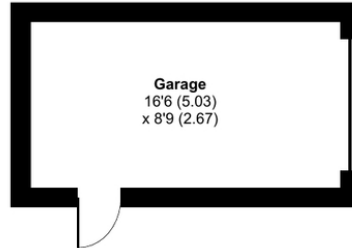
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 937734

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