

Water Lane

Butleigh, BA6 8SP

COOPER
AND
TANNER



Asking Price Of £650,000 Freehold

A beautifully presented chalet style home situated in this highly sought after village, with deceptively spacious accommodation in a contemporary style. The property occupies a generous plot within secluded walled gardens and an abundance of off-road parking. Offered with no onward chain.

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ACCOMMODATION:

This fabulous detached home offers superbly presented and spacious accommodation throughout. The principal front entrance opens to an impressive reception hall with full height vaulted ceiling and providing access to all ground floor living areas. The large main living room enjoys a light and airy feel as a result of triple aspect windows and a vaulted ceiling, yet the log burning stove is sure to cater for cosy nights in. The kitchen, dining room and snug are cleverly linked to provide open plan spaces, that carefully balance the need for sociable entertaining areas with practical family life. The dining room at the rear now features bi-folding doors opening to the newly laid patio, creating that seamless flow from inside to out during the warmer months. The modern kitchen features a range of stylish wall and base units with solid oak worktops and a one and a half bowl sink over. Integral appliances include a fridge-freezer and dishwasher. There are two generous double bedrooms on the ground floor, both with fitted storage. The spacious family bathroom is fully tiled and includes a large low level shower enclosure, whilst there is a separate shower room beneath the stairs, that has recently undergone a renovation. Stairs rise to a galleried landing, giving access to two further excellent size double bedrooms, as well as a cloakroom with WC and wash basin and separate storage cupboard.

OUTSIDE

A long driveway sweeps across the front elevation providing a wealth of off-road parking space as well as access to the double garage. A walled front courtyard affords the front entrance a good degree of privacy, as well as a pleasant sheltered spot for a morning coffee. The remainder of the front garden comprises lawn borders with mature trees and shrubs, which then continue down the side elevation, opening out into the large rear garden. This comprises mainly open expanses of well maintained lawn with the shelter of established trees near the boundaries and an outdoor entertaining

area at the far end of the plot. A large patio also wraps around the rear of the property, providing a secluded area to dine alfresco. Active families are sure to enjoy the abundant recreation space, whilst keen gardeners will find a generous canvas to work with. The double garage benefits from access via up and over door at the front, pedestrian door at the side, as well as integral entry. A range of fitted cabinets, as well as plumbing and electrical provisions, ensures this doubles as a utility area.

SERVICES:

Mains gas, electric, water and drainage are connected and Gas Central Heating is installed. The property is currently banded F for council tax, within Somerset Council. Ofcom's online service checker currently states that mobile coverage is available with two major providers, and Superfast broadband is available in the area.

LOCATION:

Situated at the heart of the highly sought after village of Butleigh, located just three miles south of Glastonbury and Street and within easy reach of the A303. The village provides a shop and sub post office just a few minutes walk away, primary school, playing fields and church, as well as a thriving cricket club all within a short walk. By car you are only 5-10 mins away from the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer a superb range of shopping, health and leisure facilities.

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.





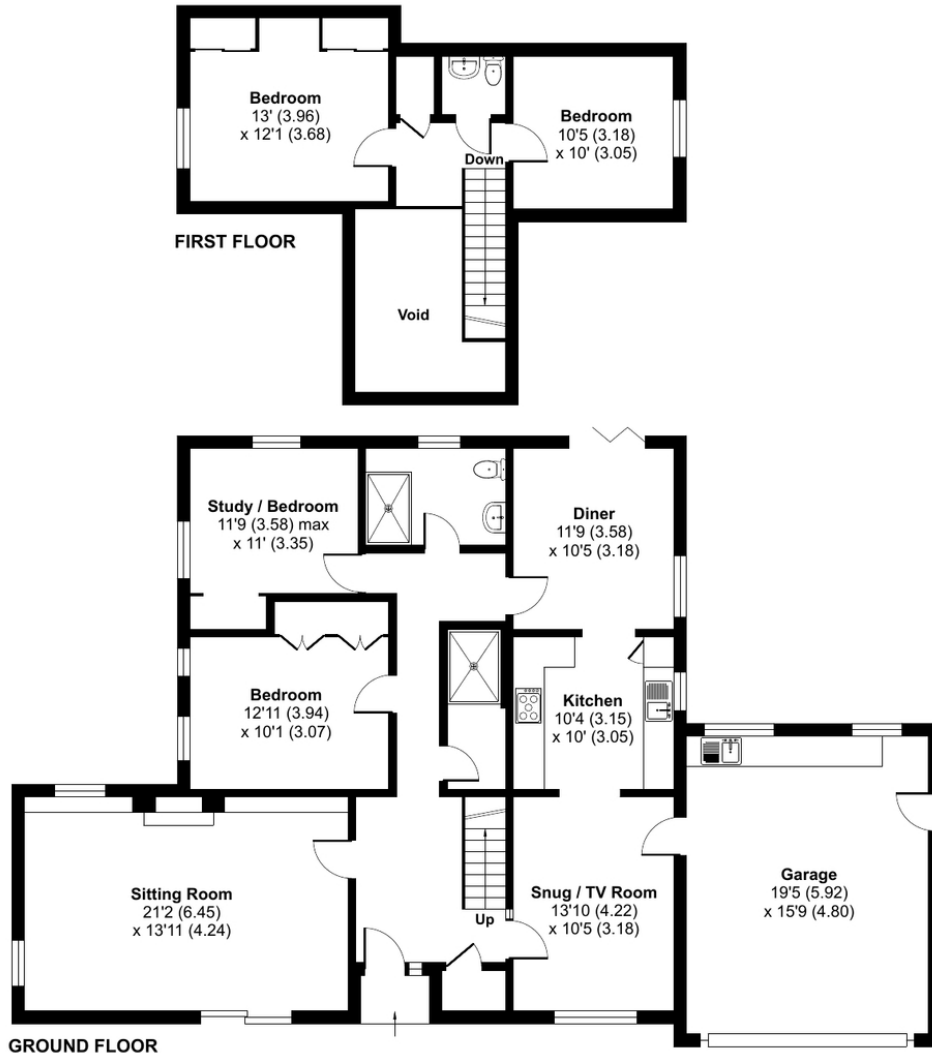
Water Lane, Butleigh, Glastonbury, BA6

Approximate Area = 1663 sq ft / 154.4 sq m (exclude void)

Garage = 309 sq ft / 28.7 sq m

Total = 1972 sq ft / 183.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1088444

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