

Sub Road

Butleigh, BA6 8SG

COOPER
AND
TANNER



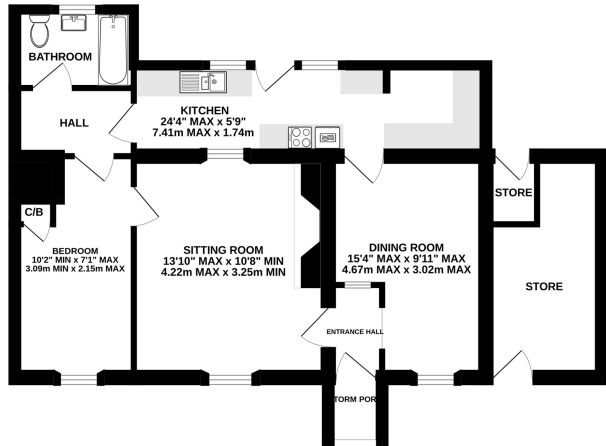
£450,000 Freehold

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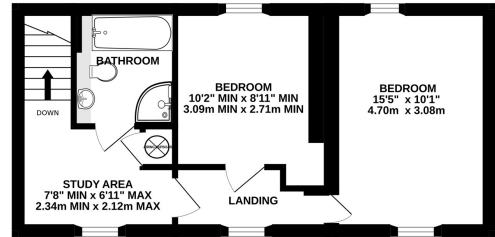
Description

Formerly part of the Butleigh Court Estate, John Hodges' Cottage enjoys an abundance of character features, with attractive landscaped gardens, off road parking, and is within walking distance of village amenities. Approached via an attractive storm porch, the ground floor accommodation is comprised of an entrance hall, sitting room, dining room, kitchen, inner hall, bathroom, and a versatile bedroom or additional reception room. Stairs lead to two double bedrooms, bathroom, airing cupboard and a spacious landing, currently used as a study area. A large, West facing terrace and garden is situated to the rear of the property, with access to two stores housing the boiler and oil tank, and a substantial parking area to the far end of the garden.

GROUND FLOOR



1ST FLOOR



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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Features

- CHARACTER COTTAGE with local historic interest
- Original cottage dating back to 1650
- Blue Lias Stone
- Walking distance of village shop and amenities
- EXPOSED BEAMS and INGLENOOK FIREPLACE
- Fully integrated, John Franklin kitchen
- Two reception rooms, with engineered Oak flooring
- Sitting room and landing with WINDOW SEATS
- LARGE GARDENS and extensive parking
- Freehold - Council Tax Band C

Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating E

GLASTONBURY OFFICE

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