

Water Lane

Butleigh, BA6 8SP



Offers in Excess of £500,000, Freehold

A deceptively spacious and well-maintained detached bungalow located near the heart of this hugely sought-after village, yet occupying a secluded plot enjoying the most fabulous landscaped gardens, plenty of off-road parking, garage and three double bedrooms.

Water Lane Butleigh BA6 8SP

 3  3  1 EPC D

Offers in Excess of £500,000, Freehold

ACCOMMODATION:

Accessed principally via the attractive main front entrance, where an enclosed porch opens into the reception hall running through the heart of the property. From here you'll find internal access to the garage, utility room, cloakroom and all bedroom and living accommodation. The three bedrooms are found at the rear of the property and are all of excellent proportions, accommodating double beds and a comprehensive range of accompanying furniture; whilst the bathroom serving these is well appointed, being fully tiled and featuring a modern white suite including shower over bath. The living accommodation is deceptively spacious, having been extended over the years to now provide four distinct reception areas that flow cleverly into one another. A formal sitting area lies at the centre of these and provides an excellent space to welcome guests as well as being a cosy spot to sit in front of the gas fire. From here, the living room is particularly generous and enjoys plenty of natural light provided by the dual aspect, with doors opening to the garden at the rear. A separate dining room offers an ideal space for hosting family and friends, linking directly with the kitchen also. For those who like to read or work with the maximum natural light, the impressive sunroom is a welcome addition as well as providing an easy route into the garden. Completing the accommodation is the well-proportioned kitchen which not only features a comprehensive range of fitted wall and base units with plenty of worktop space over for keen bakers, but space for a further table and chairs for breakfast or informal dinners can be found here.



OUTSIDE:

The property is nestled comfortably back into its plot, providing a generous driveway which sweeps in from Water Lane and past the front elevation, providing off-road parking for at least four to five cars. This is beautifully framed by landscaped borders and mature shrubs, forming attractive gardens that provide a hint at what's to come at the rear of the property! The single garage found at the side of the bungalow provides useful storage or workshop space, as well as through access to the back garden. The star of the show is, without doubt, the stunning landscaped rear garden which has been shaped and tended fastidiously over many years to now offer a vibrant display of flowers, shrubs and trees amongst manicured lawns, water features and patios to sit and soak up the sun at various times of day. The beautifully designed pergola at the rear, now entwined with a variety of climbers, also provides a shady spot to escape the heat of mid-summer. Walled boundaries not only create a child and pet friendly space, but a good degree of privacy too. A viewing is essential to fully appreciate this wonderful property, both inside and out.

SERVICES:

Mains gas, electric, water and drainage are connected, and Gas Central Heating is installed.

VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.

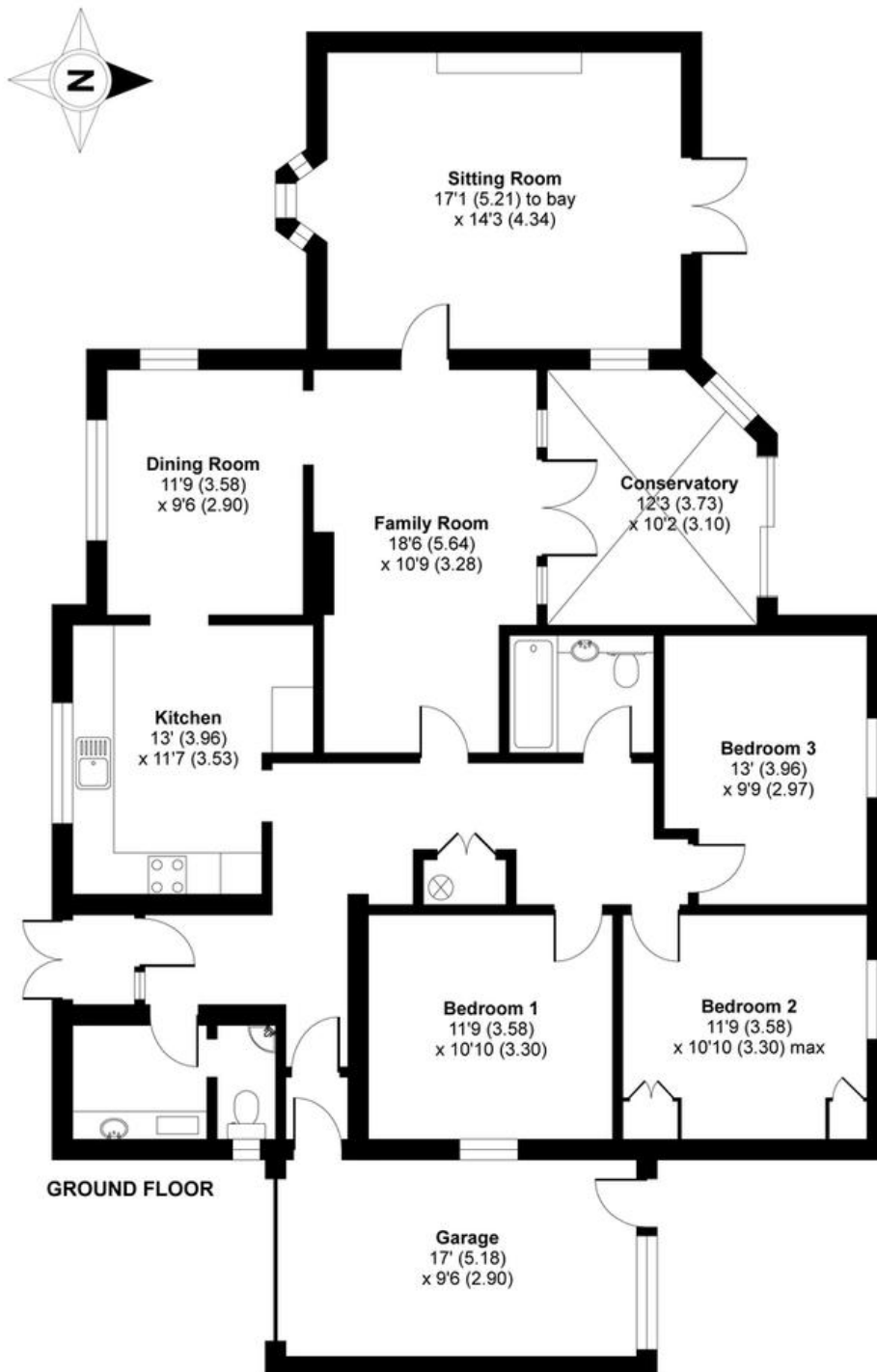




Crossways, Water Lane, Butleigh, Glastonbury, BA6

Approximate Area = 1781 sq ft / 165.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Cooper and Tanner. REF: 763429

STREET OFFICE

Telephone 01458 840416

58a High Street, Street, Somerset, BA16 0EQ

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 measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

