

# Newtown

West Pennard, BA6 8NL

COOPER  
AND  
TANNER



**£650,000 Freehold**

This versatile property has been significantly extended in recent years and features substantial landscaped gardens providing excellent levels of privacy. The property will appeal to growing families or those seeking multi generation living.

# Newtown West Pennard BA6 8NL

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## £650,000 Freehold

### DESCRIPTION

There are five bedrooms in total, spread across two floors. The two larger bedrooms are located on the first floor and have access to their own bath / shower room facilities. The main bedroom also enjoys easterly views towards open countryside. The three remaining bedrooms are situated on the ground floor each enjoy garden aspects. A modern family bathroom, two separate WCs and a useful home office (bedroom 6) are also located on the ground floor.

The well proportioned kitchen / breakfast room features a contemporary, fully integrated suite that includes an Aga and a substantial breakfast island. Sliding doors provide garden access and storage is plentiful thanks to a large built in pantry cupboard. An archway leads to the separate dining room which provides ample space for seating and stairs that lead to the two first floor bedrooms.

### GARDEN AND GROUNDS

The property is approached via a tarmacadam drive that leads up to the garage. The garage has been split into two sections and measures just over 20ft in length. There is off road parking for numerous vehicles and pedestrian side access leading to the extensive rear garden. The garden features a variety of decorative shrubs, mature trees and a central pathway bordered by lawn on either side.

### COUNCIL TAX BAND

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### AGENTS NOTE

An additional parcel of land is available by separate negotiation. Further information is available from our Agency.

### TENURE

FREEHOLD

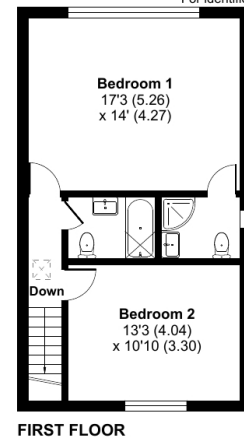
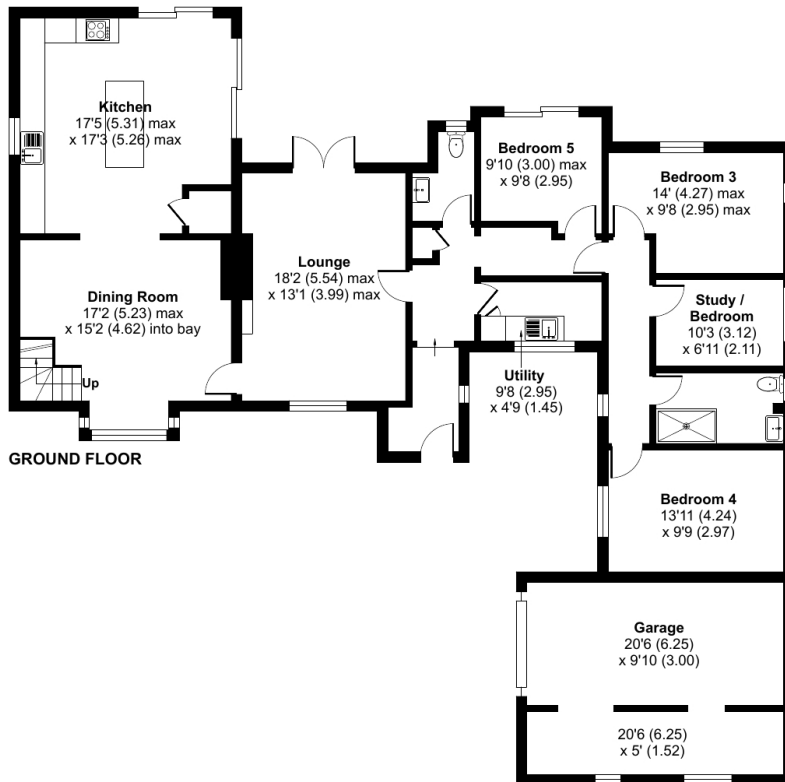




## Newtown, West Pennard, Glastonbury, BA6

Approximate Area = 2401 sq ft / 223 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). © nitchecom 2023. Produced for Cooper and Tanner. REF: 951653

### GLASTONBURY OFFICE

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