

# Porch Close

Glastonbury, BA6 8RR

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**£775,000 Freehold**

This immaculately presented family home was completed in 2004 and is located within this highly sought after and rarely available Charles Church development. The accommodation is of good proportions including a 19ft main bedroom. Gardens are plentiful and there is the benefit of a double garage.

# Porch Close

## Glastonbury

### BA6 8RR

 5  2  3 EPC C

## £775,000 Freehold

### DESCRIPTION

This immaculately presented family home was completed in 2004 and is located within this highly sought after and rarely available Charles Church development. The ground floor accommodation is accessed via a spacious entrance hall and comprises two reception rooms, and a contemporary, fully integrated kitchen leading to a breakfast room which enjoys a southerly aspect. The reception rooms provide garden access via French doors. The lounge also features wood floors and a flame effect gas fire (connection required). The kitchen is fitted with a contemporary suite and a seven ring gas oven. There is an excellent range of units with further storage and additional garden access via the adjoining utility room.

There are five first floor bedrooms, two en-suites and a family bathroom. The main bedroom is situated above the double garage and is of enviable proportions. This impressive space features a designated dressing area, a large en-suite bathroom and vast amounts of additional eave and cupboard storage.

### GARDEN

The property is discreetly situated in an elevated position at the top of a small cul-de-sac. A block paved drive provides ample parking and leads up to a double garage, accessed via two up and over doors. The

garage is fitted with power, light and benefits from access to the rear garden. There are landscaped rear gardens on two sides and various decorative borders. Mature trees provide good amounts of privacy and there is a large sun terrace which provides space for outdoor seating and alfresco dining.

### COMMUNAL GARDEN

The residents of Porch Close enjoy use of a residents communal green. This large area of lawned garden is located in the centre of the cul-de-sac and enjoys views of Glastonbury Tor. Maintenance of the communal green is included in the yearly service charge.

### MANAGEMENT CHARGES

Please be aware that there is an Estate Management Charge for the upkeep of communal areas and green spaces. Further details are available upon request.

### DIRECTIONS

From our office on Glastonbury High Street proceed to the top of the High Street and turn right onto Wells Road. Continue through the traffic calming onto Chilkwell Street. Turn right at the mini roundabout on Bere Lane and then take the first left into Butleigh Old Road. Porch Close is located on the left hand side.







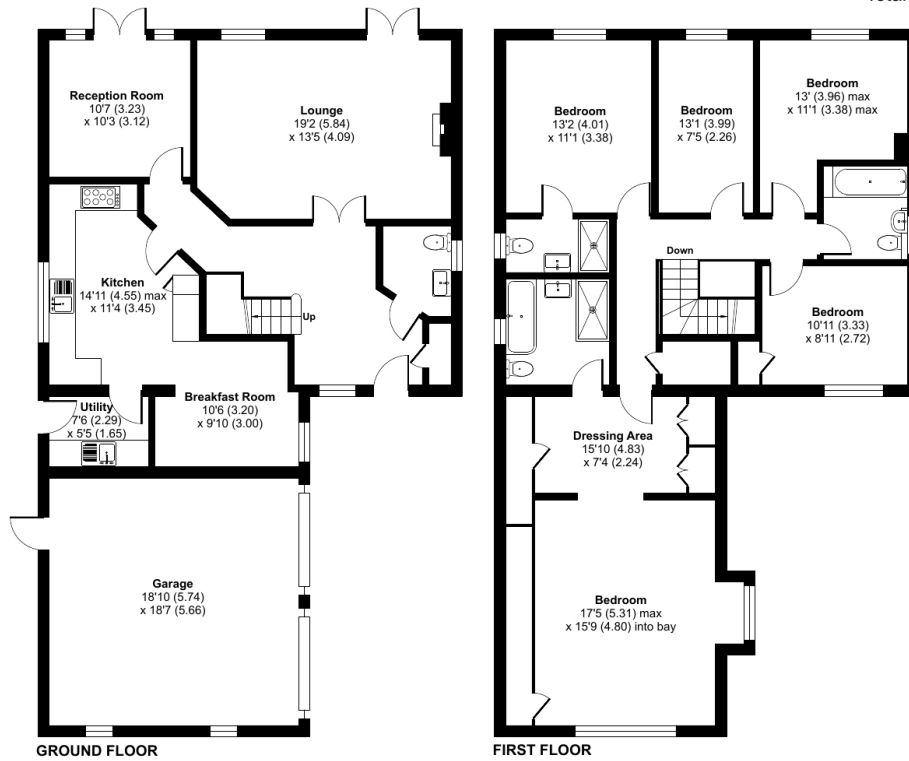
## Porch Close, Glastonbury, BA6

Approximate Area = 2110 sq ft / 196 sq m

Garage = 352 sq ft / 32.7 sq m

Total = 2462 sq ft / 228.7 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1079547

### GLASTONBURY OFFICE

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