





3 1 1 EPC C

£279,000 Freehold

Holm Oaks
Butleigh
BA6 8UB

COOPER AND TANNER





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Accommodation

The property is approached principally from the front elevation where the main entrance is sheltered by a canopy and a uPVC door opens into the reception hall. Pedestrian access to the rear garden is also available through the garage. The light, airy and spacious entrance hall features two generous storage cupboards providing plenty of room for shoes, coats and household items Doors open to a cloakroom with a side facing window and modern white flush WC with wash basin over vanity unit, and a naturally light and generously proportioned living room/diner with plenty of space for a range of seating, display furniture and table and chairs. The focal point is a stone effect fireplace with a wooden mantle and fitted coal effect gas fire. Sliding, double glazed doors lead out to the attractive rear gardens and a door leads through to the light and airy kitchen. This features a comprehensive range of matching wall, base and display units with roll edge work surfaces and tiled splash backs, stainless steel drainer sink with mixer tap and fitted four ring induction hob with fan oven below and cooker hood over. Space is available for a half height fridge and freezer. Stairs lead up to a half landing where there is generous airing cupboard with a fitted radiator and a side facing window for natural light.

The main first floor landing has loft access and doors off to three excellent sized double bedrooms and a well-proportioned family bathroom, with further access to the upper half of the airing cupboard where the combination gas boiler is located. The modern white suite comprises flush WC, wash hand basin upon vanity unit and bath with glass shower screen and separate mixer shower over.

Outside

To the front elevation, the small fore garden is well-stocked with attractive shrubs, flowers and bushes with a short-paved pathway leading up to the main entrance. To one side a separate path leads towards a gate opening into the rear garden and to the other, a driveway provides off-road parking for one vehicle and access to the garage via up and over door. Here there is access to the electric fuses, gas meter and a boarded loft void providing excellent storage space. There are also power points and water supply providing a useful utility space or workshop. The attractive rear gardens are fully enclosed with high level stone walling to the rear creating a good degree of privacy, and hedgerow and fencing at either side. This area is mostly laid to well-maintained lawn providing a pet and child friendly space bordered by well-tended flower beds. The gardens enjoy a good degree of morning and afternoon sunshine and are a real selling feature of the property.

Location

The highly regarded village of Butleigh is located just three miles south of Glastonbury and Street and is within easy reach of the A303 and M5. The village provides a shop and sub post office, a public house and church, as well as a thriving cricket club. There is also a popular village primary school and easy access to the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer excellent shopping and leisure facilities including Clarks Village, as well as a range of secondary education options.

Viewing Arrangements

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

Local Information Butleigh

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas Central Heating

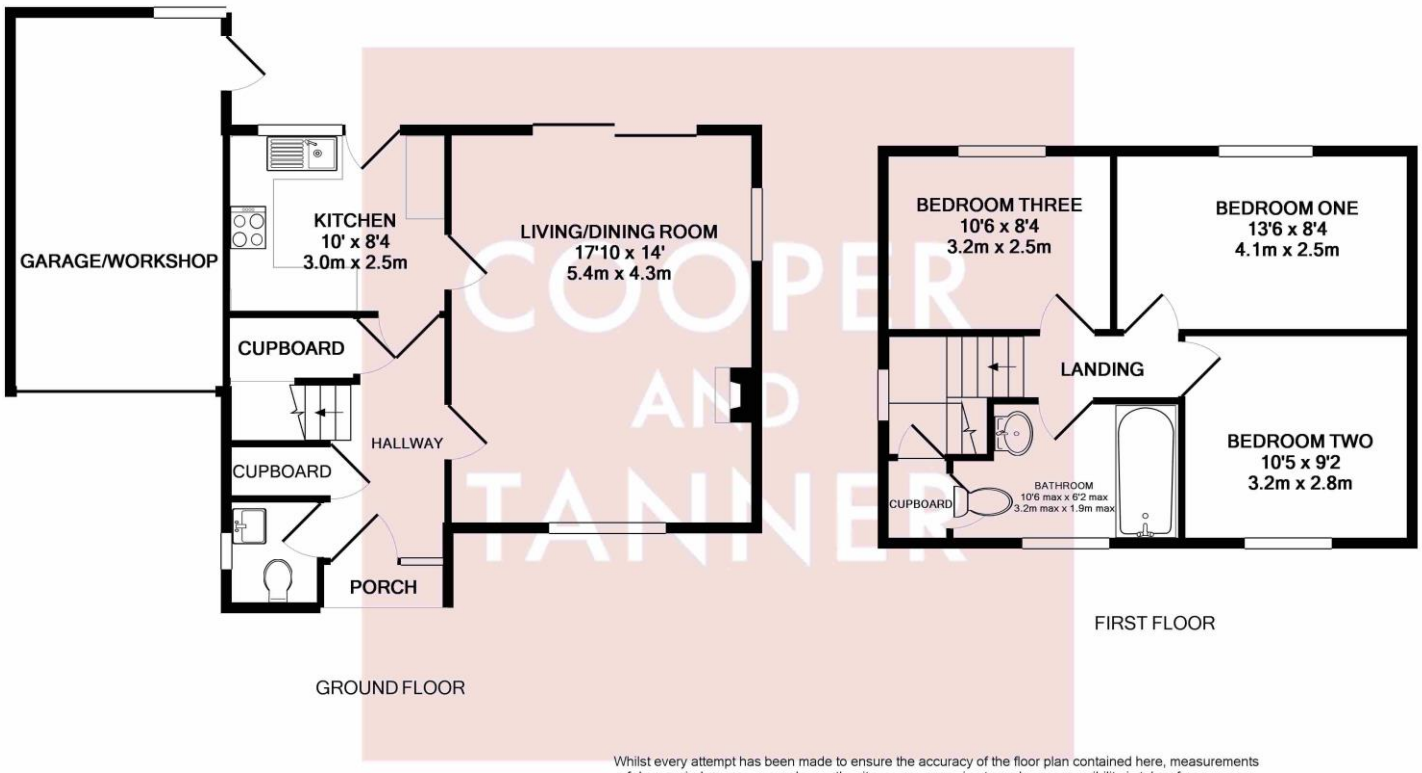
Services: Mains gas, electric, water and drainage.

Tenure: Freehold

Motorway Links
- M5 (J23)
- A303 (M3)

Train Links
- Castle Cary (Paddington)
- Yeovil (Waterloo)

Nearest Schools
- Butleigh Primary School
- Millfield School (private)
- Crispin School



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COOPER AND TANNER

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