





4 2 2 EPC B

£350,000 Freehold

Bushy Coombe Gardens
Glastonbury, Somerset
BA6 8JT

COOPER AND TANNER





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Description
This extended four- bedroom home is situated in one of Glastonbury's most sought after locations and enjoying stunning views across adjoining countryside.

The property has been significantly extended and now features a stunning oak framed kitchen to the rear. The internal accommodation is of good proportions with many rooms enjoying south westerly aspects overlooking Bushy Coombe. The lounge/diner is fitted with an oak floor and includes a MORSO multi fuel stove; French doors lead out onto the raised sun terrace. The large open plan kitchen/diner is located at the rear and benefits from a significant oak framed extension to allow ample space for seating; with the benefit of travertine floor tiles and underfloor heating. There are three Velux skylights and access to the sun terrace. The kitchen is fitted with a good range of units which incorporates a double oven and a gas hob; there is space for a fridge/freezer. A rear door leads to the utility room and garage.
Four bedrooms, an en-suite shower room and family bathroom can be found on the first floor. Each bedroom affords views towards Bushy Coombe and the master bedroom has the benefit of an en-suite shower room.

Agents note
The property benefits from part ownership of the adjoining field, bought by residents to protect it from future development and providing a wildlife sanctuary and pasture grazing; further details from Agent.

Outside
The property is situated in a secluded position at the end of the cul-de-sac. There is ample space for parking as well as a single garage providing good amounts of storage. Pedestrian side access leads to the private and tiered rear garden. Split into three tiers, steps lead from the sun terrace down to lawned gardens; which are bordered by fruit bushes and two mature apple trees. A shed, greenhouse and raised vegetable beds can all be found on the lower tier. The garden adjoins open countryside and enjoys breath taking views.

There are 12 owned solar panels at the property which bring in an income of £1,400 pa for the next 16 years.

Location
The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and a local supermarket. Excellent schooling exists from primary through to secondary, with Millfield and Wells Cathedral Schools nearby, together with Strode College. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington

Directions
From our Glastonbury office proceed to the top of the High Street and turn left onto Wells Road. Take the first right, across the staggered junction, onto Bove Town and proceed halfway up the hill; Bushy Coombe Gardens can be found on the right-hand side.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: D

Heating: Gas central heating

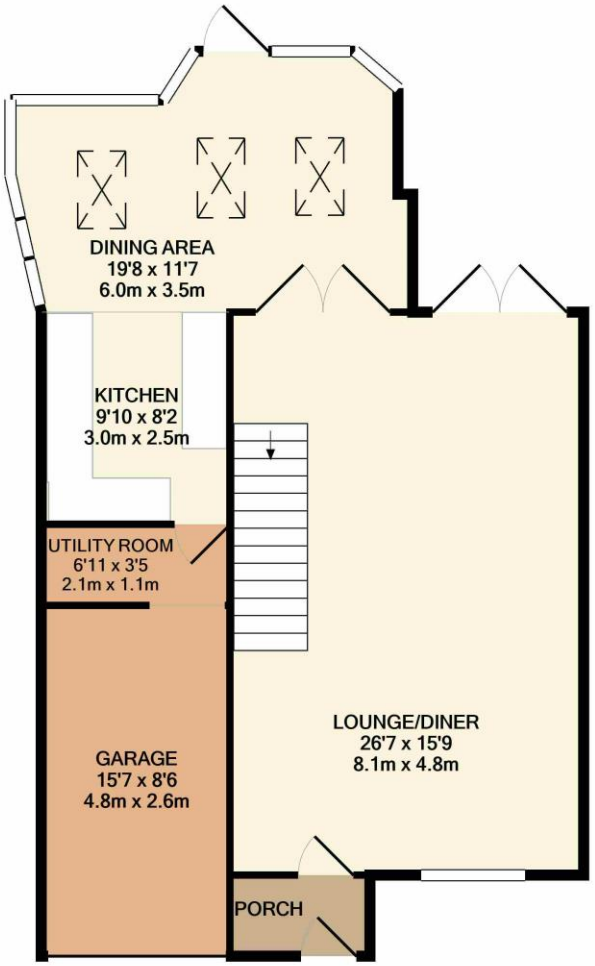
Services: All mains services connected

Tenure: Freehold

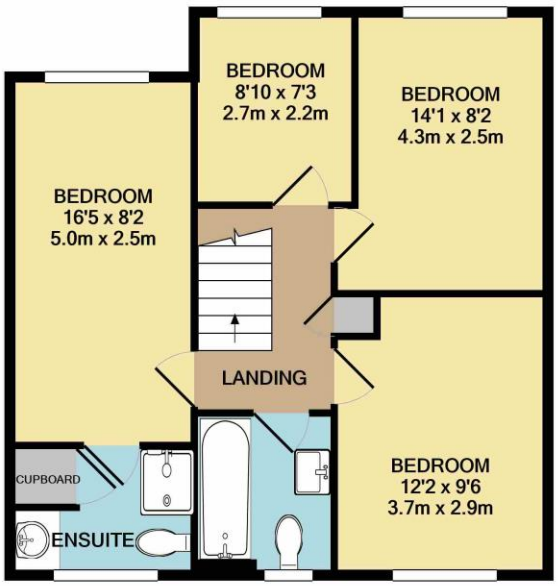
Motorway Links
- M5
- M5

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street



GROUND FLOOR



1ST FLOOR

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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