

Chapel Lane, Butleigh BA6 8TB

£310,000 Freehold

COOPER AND TANNER



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Description

The front entrance is sheltered by a storm porch opening into a welcoming reception hall featuring two large storage cupboards. Stairs rise from here to the first floor and doors open to ground floor accommodation including a cloakroom with WC & wash hand basin, large dual aspect living/dining room enjoying an abundance of natural light and double doors to the garden, kitchen with a modern range of fitted units and work surfaces, drainer sink and door out to the conservatory. Integral appliances include a four ring electric oven and hob with cooker hood over, fridge and freezer. Additional space and plumbing is in place for a dishwasher and washing machine. The conservatory is currently used as additional dining space and provides a great entertaining space looking out across the rear gardens.

To the first floor are three good size bedrooms which can all accommodate double beds and wardrobes and the well-presented family bathroom which includes a modern white suite comprising flush WC, wash basin upon vanity unit and shower cubicle with mains shower over.



















Outside

The property has pedestrian access to the front elevation through a beautifully maintained garden laid mostly to lawn with flower beds and mature trees and bushes. A pathway leads to the front entrance and continues toward the enclosed side path. Here, there is a discreet bin store area and access toward the rear garden. The conservatory and dining room doors both open onto a patio at the rear elevation, with lawns and raised flowerbed borders extending toward the rear. Finally, a tarmac hardstanding provides secure gated parking. The larger than average garage has a boarded roof space for storage and power points. A separate workshop/office accessed from within the garden would provide a great hobby room or space for a home based business.

The village of Butleigh is located just three miles south of Glastonbury & Street and within easy reach of the A303. 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.

Viewing is 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

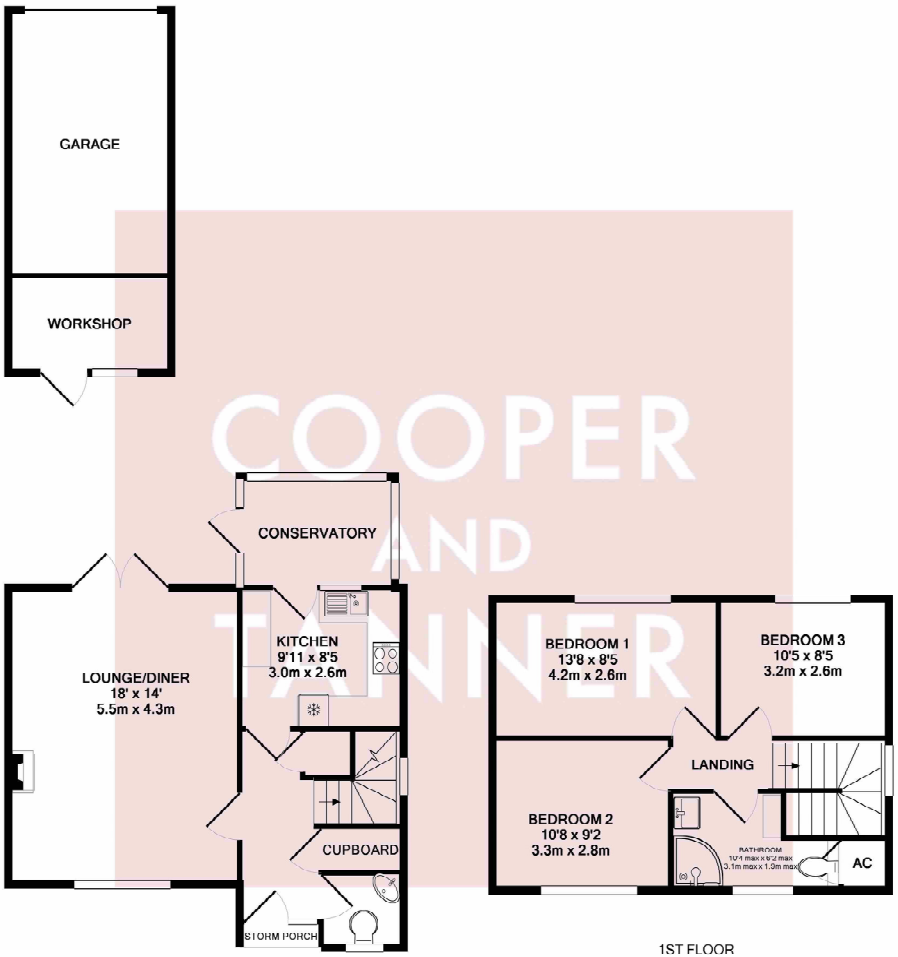
Services: Mains gas, electric, water and drainage are connected.

Tenure: Freehold

Motorway Links
- M5

Train Links
- Castle Cary
- Bridgwater

Nearest Schools
- Butleigh Primary School
- Millfield 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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