

Mounsdon Close, Butleigh BA6 8RX

£650,000 Freehold

COOPER AND TANNER



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Description

This impressive detached residence, located at the end of this exclusive cul-de-sac of select homes, boasts a wonderful position within the village, enjoying a generous plot backing on to open fields at the rear and as such a great degree of privacy.

The property itself is accessed principally from the front elevation where the main entrance is sheltered by a storm porch and opens into a spacious and welcoming reception hall. Stairs rise to the first floor and a large cupboard provides storage beneath. Doors open here to all ground floor accommodation as well as a cloakroom. The study provides a fabulous home office or homework space for school aged children and the separate dining room offers plenty of space for a generous table for entertaining. The light and airy kitchen/breakfast room features windows and patio doors opening out to the stunning rear garden as well as enjoying pleasant aspect over fields to the rear. There is a substantial range of quality wooden wall, base and display units with roll edge work surfaces and tiled splash backs, counter top lighting, one and a half bowl composite drainer sink with mixer tap and space for a further table and chairs. Integrated appliances include a four ring gas hob with double electric oven below and cooker hood over, fridge and dishwasher. A door opens into a utility room with access to the central heating boiler, a further range of fitted storage and work surfaces, Belfast sink with mixer tap and space and plumbing for an additional fridge/freezer and washing machine. Direct access to the garden is also available here. Completing the substantial ground floor accommodation is a naturally light and spacious triple aspect living room, enjoying a wonderful aspect out over the front and rear gardens as well as towards the surrounding countryside. Double doors also open out to the rear patio. This generous reception space offers plenty of room for large families with a substantial range of furniture and an attractive focal point is provided by the stone fireplace with wooden mantle and integrated log burning stove.

The first floor landing features loft access with fitted pull-down ladder and an airing cupboard with shelving and housing the hot water cylinder. Doors lead off to four good size bedrooms, three of which enjoy wonderful views across the garden, surrounding fields and towards Glastonbury Tor at the rear. The spacious master suite includes a comprehensive range of fitted wardrobes and an en-suite bathroom with a five piece suite comprising a flush WC, pedestal wash basin, bidet, Jacuzzi bath and separate shower cubicle with mixer shower. Completing the first floor, the family bathroom is fully tiled and features a three piece suite including flush WC, pedestal wash basin and bath with screen and mixer tap.



















Outside

Being located at the end of the cul-de-sac provides this property with arguably one of the best plots in the road. A brick paved driveway leads into the side elevation, providing off-road parking comfortably for four to five vehicles and access to the detached double garage with its twin up and over doors. From here a pathway leads through the beautifully manicured front garden to the front door while a gate leads to the back garden. The front garden is laid to a combination of fabulous lawns and well-stocked flower beds, all enclosed by mature shrubs and trees for privacy. To the other side of the garage is a composting area which will of course particularly interest gardeners.

The rear garden is a true selling feature of this property due to its private position, yet with open countryside views at the rear. This stunning landscaped garden is a true credit to the current owners and must be viewed to be fully appreciated. A large lawn, spanning the majority of the rear elevation, has been well cared for over the years and provides a wonderful child and pet friendly space. This lawn is bordered by beautifully maintained and well-stocked flower beds, providing colour and interest throughout the year. At opposite corners of the garden are a fabulous entertaining space with a further patio making a great barbecue area which enjoys the evening sunshine, whilst to the opposite corner are a greenhouse, shed and potential vegetable beds, again interesting any keen gardeners. Irrigation systems have been put in place at several points throughout the garden to help keep the borders and lawns looking their best during the summer months, with relative ease.

Location

The ever sought after village of Butleigh is located just three miles south of Glastonbury and 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 local primary school and easy access to the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer excellent shopping, health and leisure facilities.

Agents Note

Photovoltaic panels provide electricity during sunlight hours, whilst benefiting from the remainder of the contracted Feed in tariff.

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: F

Heating: Gas Central Heating

Services: Mains gas, electric, water and drainage.

Tenure: Freehold

Motorway Links

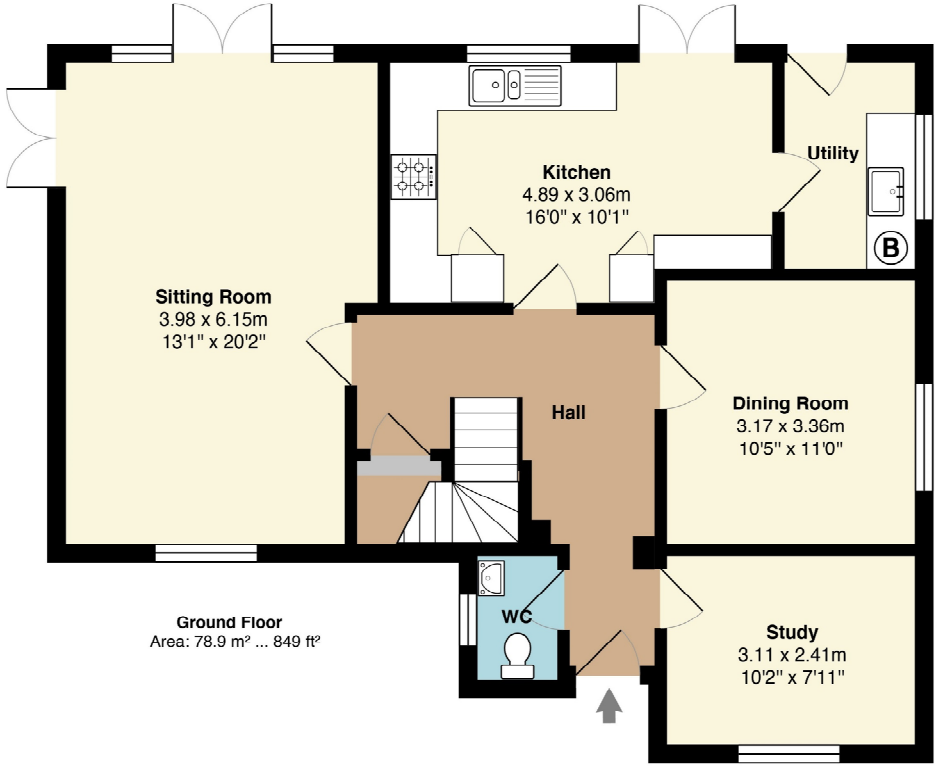
- M5 (J23)
- A303 (M3)

Train Links

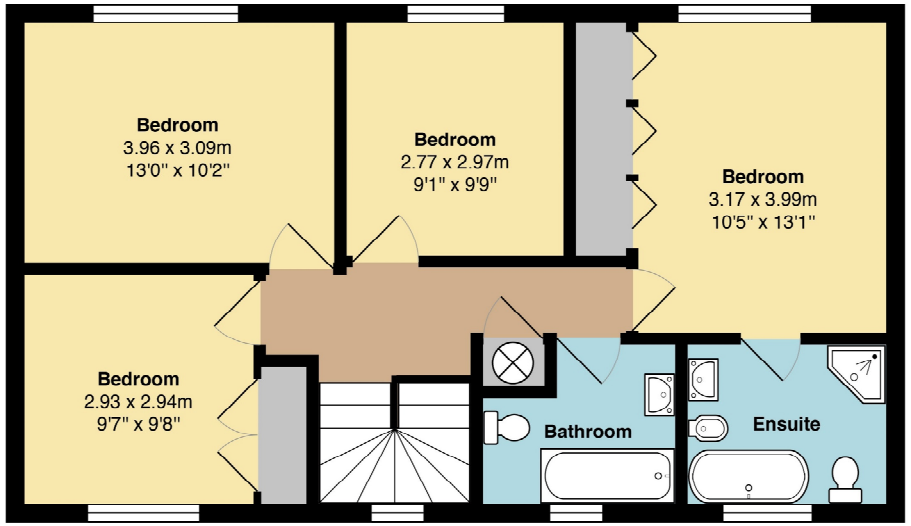
- Castle Cary (Paddington)
- Yeovil (Waterloo)

Nearest Schools

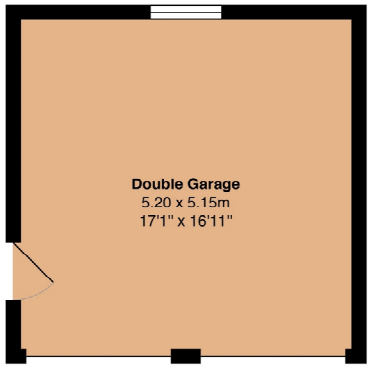
- Butleigh C of E Primary School
- Millfield School (private)
- Crispin School



Ground Floor
Area: 78.9 m² ... 849 ft²



First Floor
Area: 67.8 m² ... 730 ft²



Mounsdon Close, Butleigh

Approximate gross internal floor area - 146.7 m² / 1,579 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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