# Sub Road

Butleigh, BA6 8SR

COOPER AND TANNER







## Asking Price Of £465,000 Freehold

A charming, well presented and deceptively spacious cottage situated in a highly sought after village location, within just a 5 minute drive of Millfield School. This intriguing property is also hiding a generous enclosed driveway, large rear garden and self contained ensuite studio.

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**ACCOMMODATION:**
An entrance porch welcomes you in from the driveway, providing space to kick off shoes and remove coats, before reaching the generous inner reception hall. From here there's access to a cloakroom with WC and wash basin, serving the ground floor, while living spaces extend towards opposite ends of the property. The spacious separate kitchen is fitted with an attractive range of wall and base level cabinetry with contrasting wood effect worktops and a stainless steel drainer sink with mixer tap. Integral appliances include a dishwasher and electric fan oven with ceramic hob and cooker hood over. Further space is available for freestanding appliances such as a washing machine and fridge/freezer. The dining room provides a formal entertaining space or simply a gathering point for family meals, while the well proportioned sitting room enjoys plenty of natural light through dual aspect windows and sliding double glazed doors to the rear garden. This offers the ideal blend of function and comfort, with the log burning stove serving up cosy evenings during the colder months. Moving to the first floor, you'll find three good size bedrooms, two of which are genuinely spacious double rooms with the primary bedroom featuring a range of fitted wardrobes and the third bed being a generous single room. This floor is catered for by the well appointed family bathroom, including a traditional style three piece suite in white comprising a pedestal wash basin, WC and 'claw-foot' bath with shower over. Stairs rise from the landing, to a versatile loft room which offers potential for an office, additional bedroom or simply accessible storage space.

Completing the accommodation, and affording an additional degree of flexibility, is the self-contained external studio room, which is currently used as a further ensuite bedroom. This light and airy space benefits from it's own adjoining shower room, ensuring suitability as a guest suite, work-from-home space away from the main house, or possible future income generation.

**OUTSIDE:**
Much care and attention has been given to the external appearance of this charming cottage, with curved blue lias stone walls and raised borders with attractive planting selections framing the kerbside entrance. Here there is space for parking a car off road, before a five-bar timber gate opens to the enclosed driveway, offering parking for another three-four cars. A covered area adjoins the front porch and provides an outdoor seating area or log store as required. Here you'll also find access to an outbuilding that's sure to serve your storage needs, or perhaps offer potential to create an office. The formal gardens comprise a secluded patio area adjoining the sitting room, creating a sheltered spot for outdoor dining and entertaining. A few steps lead up to the remainder of this generous plot, which is laid almost entirely to lawn, enclosed by timber fencing and providing a family friendly recreation space with a covered hideaway at the end of the garden making a lovely retreat for a moment of relaxation.

**SERVICES:**
Mains gas, electric, water and drainage are connected, and gas fired central heating is installed. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is available with two major providers, whilst Superfast broadband is available in the area.

**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 benefits from a wonderful farm shop and events venue at Sourdown Farm, a church and 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, health and leisure facilities including Clarks Village, as well as a range of secondary education options. Rail links direct to London Paddington can be found just 20 minutes drive away at Castle Cary.

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



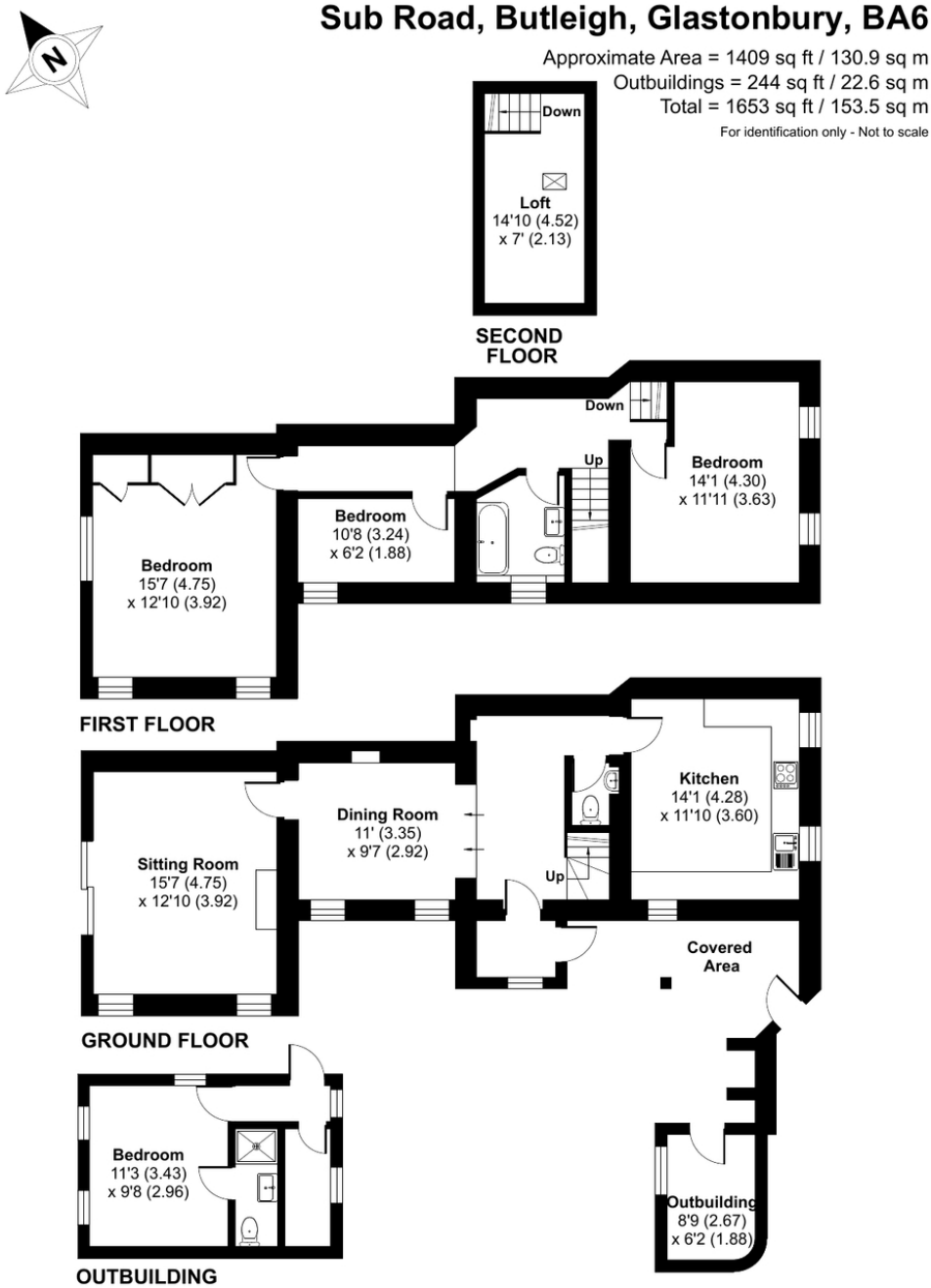






# Sub Road, Butleigh, Glastonbury, BA6

Approximate Area = 1409 sq ft / 130.9 sq m
Outbuildings = 244 sq ft / 22.6 sq m
Total = 1653 sq ft / 153.5 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Cooper and Tanner. REF: 1357221


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