Holm Oaks

Butleigh, BA6 8UB

COOPER AND TANNER







Asking Price Of £380,000 Freehold

Tucked into a small residential close in a sought after village, this beautifully presented family home has been thoughtfully extended and modernised throughout to create sociable, light-filled accommodation with stylish interiors, a superb open-plan kitchen/diner extension and three/four bedrooms.

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ACCOMMODATION:
Set behind an attractive stone-built elevation with a tiled canopy storm porch, gravelled planting borders and a widened private driveway leading to an integral garage, the house presents an immaculate and welcoming face to the street. Step through the contemporary composite front door into a bright entrance hall, where warm engineered oak flooring runs underfoot, continuing into the main living areas.

The undoubted highlight of this property is the impressive open-plan kitchen/diner extension - a bright, sociable space flooded with natural light from a run of skylights overhead. The sleek, high quality Magnet kitchen is arranged around a stylish central island, complimented by oak worktops, integrated appliances (microwave, range style oven and drinks chiller) and space for informal bar-stool seating, while a striking feature wall and full-width bi-fold doors draw the eye - and the garden - straight into the room. This is a space made for modern family life and effortless entertaining, with room to cook, dine and unwind all in one flowing area. Doors open wide onto the adjacent terrace for that coveted indoor-outdoor lifestyle in the warmer months.

A separate, generously proportioned sitting room offers a further reception space with a bold decorative colour palette and plenty of room for comfortable furniture - ideal as a lounge, snug or media room - while a versatile home office/study, fitted with bespoke shelving and a built-in desk, is perfectly suited to remote working or could equally serve as a playroom, hobby room or fourth bedroom, subject to preference. A well appointed ground-floor cloakroom and separate utility room complete a layout that has been cleverly configured to maximise both flow and function.

Upstairs, three well-proportioned double bedrooms all benefit from the same crisp, contemporary decoration found throughout the house, engineered oak flooring and space for substantial wardrobes as required. The family bathroom has been finished to a high standard with a p-shaped bath and shower over, contemporary tiling and a co-ordinated suite, offering a relaxing space to unwind at the end of the day.

OUTSIDE:
The corner plot gardens are a real triumph here and have clearly been a labour of love. To the rear, a secluded paved terrace immediately off the kitchen provides the perfect spot for al fresco dining, with the opportunity to compliment the architectural cordyline with an attractive array of contained planting. Beyond, the garden opens out into a series of thoughtfully landscaped zones: a productive area with raised vegetable beds, a sun terrace with a slate-chip surround, and - the pièce de résistance - a beautifully finished decked seating area sheltered beneath a timber pergola, ideal for enjoying long summer evenings. Enclosed by fencing and rendered walls for excellent privacy, and softened throughout with potted trees, ornamental grasses and evergreen planting, this is a garden designed for year-round enjoyment as much as it is for entertaining friends and family.

Our vendor has not only improved the visually attractive elements of this home, but has also recently had replacement double glazed windows and doors installed, along with fascias, gutters and a roof clean, making this a great opportunity for busy households to move in, unpack and relax.

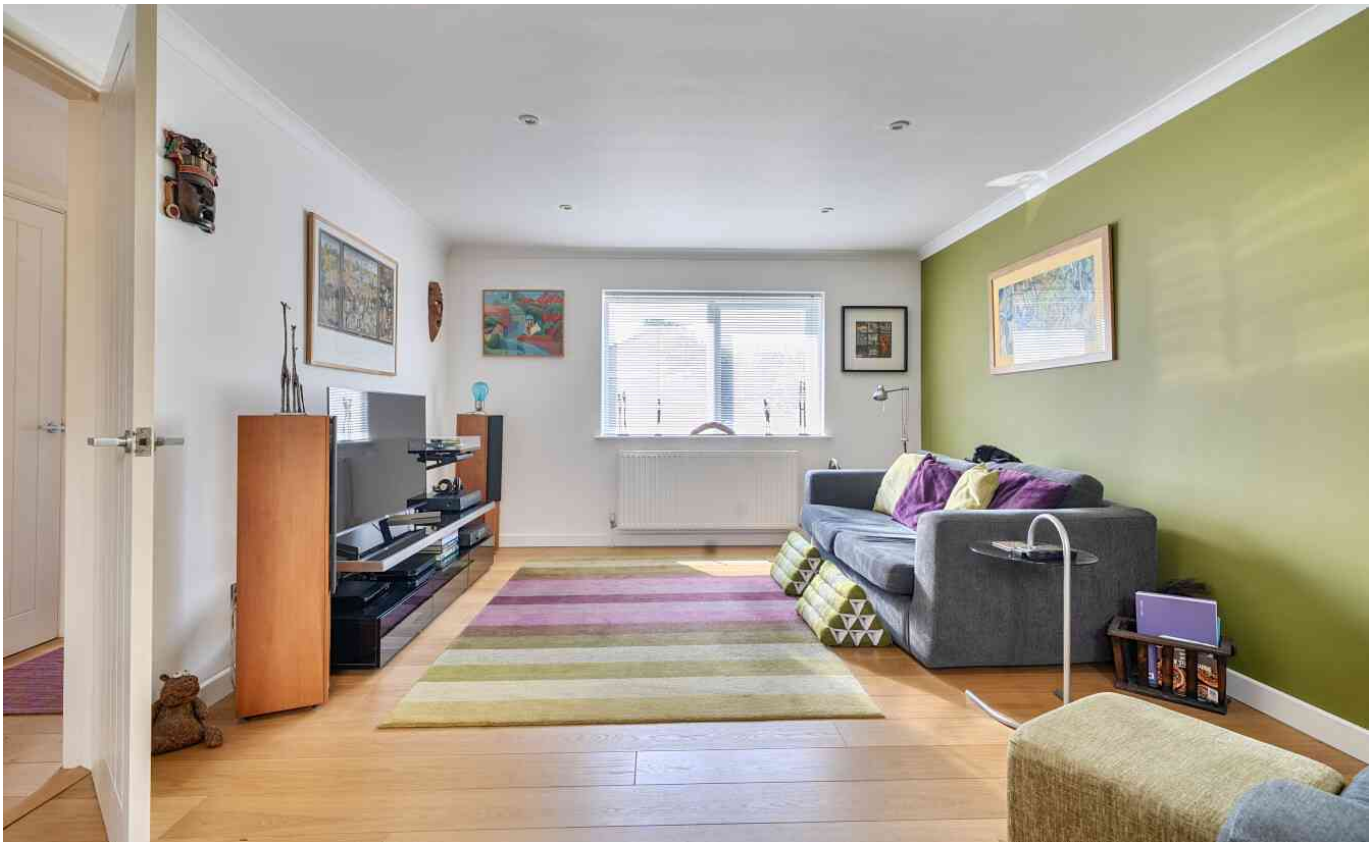
SERVICES:
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor and in-home mobile coverage is likely with two major providers, whilst Superfast 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, thriving cricket club and playground just moments away. There is also a popular village primary school and easy access to the renowned Millfield preparatory and senior schools within just 10 minutes' drive. 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 through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.



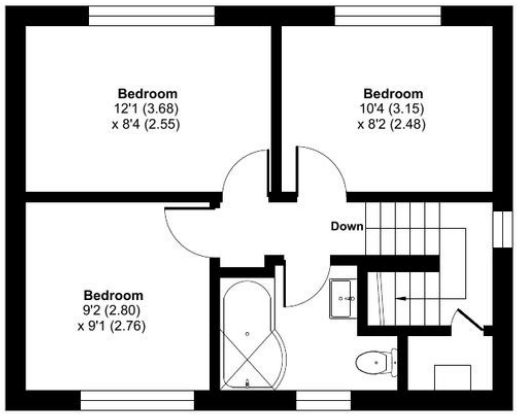




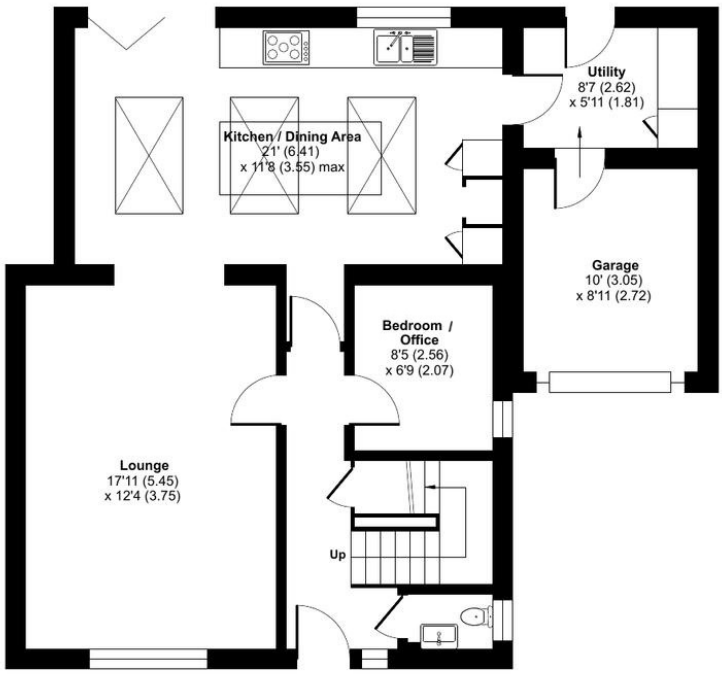


Holm Oaks, Butleigh, Glastonbury, BA6

Approximate Area = 1138 sq ft / 105.7 sq m
Garage = 86 sq ft / 7.9 sq m
Total = 1224 sq ft / 113.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1502207

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COOPER AND TANNER

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