Barton Road

Butleigh, BA6 8TH

COOPER AND TANNER







Offers Over £900,000 Freehold

A deceptively spacious and versatile five / six bedroom detached family home, set within a private plot of over half an acre on the fringes of this highly sought-after Somerset village, boasting exceptionally bright and well equipped accommodation throughout.

Barton Road
Butleigh
BA6 8TH

5 4 4 EPC C

Offers Over £900,000 Freehold

ACCOMMODATION

The property initially offers an attractive, modern yet understated frontage, where an elegant oak framed storm porch guides you into an impressive and light filled reception hall, that immediately confirms there is much more to this home than first impressions suggest. The showpiece is undoubtedly its stunning open plan kitchen, dining and living space, which offers the epitome of modern living at the heart of the home. A sleek, contemporary kitchen features an extensive granite-topped island with integrated gas hob and bar seating as its centrepiece, a bank of Bosch double ovens and microwave, a dishwasher and hardwood worksurfaces, all flowing seamlessly into a generous dining area and further sitting space beyond. This wonderfully sociable hub of the home is bathed in natural light from the expansive sliding doors to the garden and provides the perfect setting for both everyday family living and entertaining on a larger scale.

Beyond the central open-plan living space, there are three further reception rooms offering superb flexibility to provide a separate formal dining room, an additional family room, while a dedicated study provides a quiet spot for home working and a well-equipped utility room and boot room area cater to the practicalities of family life. Buyers needing additional bedrooms on a permanent or temporary basis, are sure to appreciate the potential on offer here.

One of the standout features of The Paddock is the flexibility of its bedroom and living accommodation, spread across two floors to suit a variety of family arrangements. Ground floor Bedroom five, positioned just off the entrance hall and enjoying its own ensuite shower room, offers particular versatility — equally suited as a guest suite, dependent relative's room, or additional home office, and offering single-level living for those who require it.

Upstairs, a huge galleried landing leads to four genuinely large double bedrooms, all with vaulted ceilings creating a feeling of grandeur complimented by countryside or garden views provided in various directions. Unusually you'll be spoilt for choice as to which will be your 'primary' suite given there are two further superbly appointed ensuite shower rooms. Bedrooms three and four are both excellent doubles, served by the particularly appealing family bathroom with a full-size bath beneath a vaulted skylight, and additional shower cubicle, ensuring the household is exceptionally well-suited to busy homes and for hosting.

OUTSIDE

Set within a generous plot extending to c.0.6 acre, The Paddock enjoys a wonderfully private and secluded position on the edge of the village, backing onto open countryside. Expansive lawned gardens wrap around the property, complemented by a generous stone patio ideal for outdoor entertaining, with plenty of room for a variety of seating and dining areas to enjoy the peaceful rural outlook across the sunny south-west facing rear.

The plot further benefits from two useful outbuildings: a high quality garden studio (17'8" x 17'8") formerly used as a golf simulator, but offering excellent potential as a home office, gym, or creative space, and a separate store found off the front drive (16'7" x 14'4"), — together adding valuable additional space beyond the footprint of the main house.

Ample off road parking is found at the front of the plot upon a tarmac driveway, before double wooden gates lead into a gravel pathway through the attractive front gardens, which are laid mainly to lawn with a selection of specimen trees. Additional off road parking is possible here for larger families or social gatherings, and this generous frontage ensures privacy and a lovely off road setting.

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 / cafe 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.

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 external/variable indoor mobile coverage is likely with at least two major providers, whilst standard broadband is available in the area. A further range of material information can be found within our online listings, or upon request from our office.

VIEWING ARRANGEMENTS

Viewings are strictly by prior appointment through Cooper and Tanner on 01458 840416. If arriving early, we kindly ask that you wait outside until greeted by a member of our team.









The Paddock, Barton Road, Butleigh, Glastonbury, BA6 8TH

Approximate Area = 3320 sq ft / 308.4 sq m
Limited Use Area(s) = 214 sq ft / 19.9 sq m
Outbuilding(s) = 532 sq ft / 49.4 sq m
Total = 4066 sq ft / 377.7 sq m
For identification only - Not to scale

Denotes restricted head height



STREET OFFICE
Telephone 01458 840416
86, High Street, Street, Somerset BA16 0EN
street@cooperandtanner.co.uk

COOPER AND TANNER

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.

RICS