

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



6 NEVILLE PARK, BALTONSBOROUGH, GLASTONBURY, BA6 8PY



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Glastonbury 6 miles, Castle Cary 9 miles, Wells 10 miles, Bruton 11 miles, Bath 26 miles.

An appealing detached house in a quiet, peaceful cul de sac in this popular village, a few miles east of Glastonbury. Baltonsborough is a desirable village, partly due to its friendly and active community with many events and organisations for all ages.

The accommodation has plenty of living space and bedrooms. It includes a hall, cloakroom, sitting room, dining room, study, snug, kitchen, 5 bedrooms and a bathroom.

The property has a neat manageable garden and very pleasant views. All highly recommended.

**Location**

Neville Park is a peaceful residential area in the heart of the popular village of Baltonsborough. The village has a new village shop, an early 15th Century church, a village hall, school, pub and vineyard plus a very friendly community. There are playing fields and a playground as well as a vast network of footpaths giving access to the beautiful surrounding countryside which includes river "wild swimming".

The nearby towns of Glastonbury, Steet, Bruton, Castle Cary and Somerton cater for most needs and there are many good local pubs and restaurants. The mainline station at Castle Cary is only 8 miles away.

**Description**

Neville Park includes a small number of individual homes and No. 6 is at the end of the cul de sac. The house stands comfortably within its mature garden with a driveway leading in and providing car parking.

The property has recently been extensively renovated and is a comfortable, easily managed home. There are many attractive features including the oak doors, the very pleasant views and outlooks from the windows and the fresh and bright presentation throughout the accommodation





### Ground floor

The front door opens into an entrance hall with the staircase and an under stairs cupboard which houses the boiler. Immediately off the hall are a cloakroom (loo and basin) and a study.

A door also opens from the hall into a dining room which has double sliding doors into the sitting room. This a very comfortable room having large picture windows, a French door to the garden and a fireplace with a wood burning stove.

The kitchen has doors from both the hall and the sitting room. It's well fitted with units, worksurfaces and an electric cooker. A sliding door opens into the snug, which is a smaller, cosy sitting room with patio doors to the garden.

Both the snug and the kitchen have lovely views across the garden to the neighbouring orchard.

### First floor

The staircase leads to the first floor where there are 5 bedrooms (all with good views) and with the main bedroom having fitted wardrobes. The family bathroom has a range of fitted cupboards, a basin, wc and a bath with a shower and screen.

### Outside

A drive leads into the property flanked, by a lawn and mature trees, and provides access into the back garden.

Here is a delightful lawned garden with a paved patio approached directly from both the kitchen and the snug.

There is also a side access with a small picket fence and gate to the rear of the house adjacent to the front door.

### Other points

Freehold. Mains drainage, electricity and water. Oil fired central heating. Council Tax Band E. EPC rating F.





### **Directions**

From the Pilton to Glastonbury Road, turn south to Baltonsborough. Enter the village, pass the pub on the left and then turn left. Pass the primary school leaving the centre of the village, and head east on Ham Street. After 400 yards turn right into Neville Park.

### **About the area**

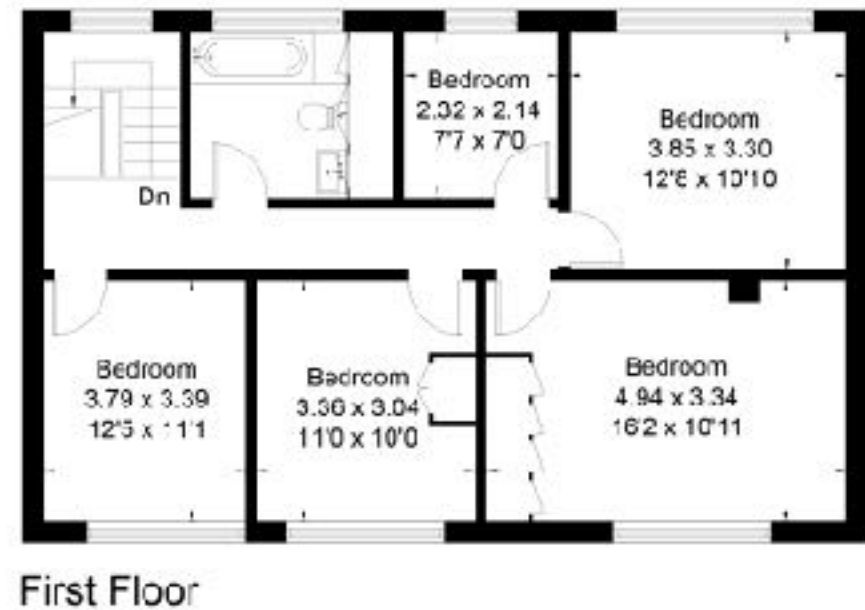
The nearby villages of West Pennard, Pilton and Butleigh provide additional nurseries and primary schools, pubs, village stores, cafes and other amenities, One of the big attractions of the area are the friendly village communities with many varied societies.

Glastonbury's past and present are linked with its dominant landmark, the Tor. It's been a religious centre throughout history and further back into the times of legends. There was a Celtic monastery here by 500 AD which, during the next 1000 years evolved into one of England's wealthiest and most influential abbeys. The town grew up alongside the Abbey and today it's a small but thriving town and a major tourist venue, welcoming thousands of visitors each year. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey.

Just 5 miles from Glastonbury is Wells which is the smallest city in England (population 10,000). Its centre is the Market Place (local markets twice a week) surrounded by many medieval buildings including the Cathedral and moated Bishops Palace. Immediately to the south (2 miles) of Glastonbury is the more recent town of Street and these centres provide a huge range of facilities and amenities. There are excellent state and independent schools in the area including Crispins, St Dunstons, Wells Blue School, Strode College, Millfield, Wells Cathedral School, and the Bruton schools. The mainline station at Castle Cary is only 9 miles south.



Approximate Floor Area = 164.1 sq m / 1766 sq ft



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**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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