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BA16 0EG



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**CHRISTOPHERS LODGE, 63A ST. MARYS ROAD,  
MEARE, GLASTONBURY, BA6 9SR**

**£775,000 - FREEHOLD**

Offered to the market with no onward chain is this truly unique property which is situated in a quiet location, set back from St Mary's Road. Built in 2020 by the current owners, this six bedroom detached dormer bungalow benefits from generously sized rooms throughout including a spectacular lounge/diner with vaulted ceilings, wall length bi-fold doors and exposed beams. Each aspect of the property has been thoughtfully designed and created with space and light as a priority along with natural wood ledges and finishes touches throughout. The ground floor comprises of a kitchen/breakfast room, 32ft lounge/diner, utility room, family bathroom, bedroom six and master bedroom with ensuite and walk-in wardrobe. A spiral staircase leads to the second floor where there are a further four double bedrooms and bathroom, all with eaves storage space. Externally there is a covered ceiling area, lawned gardens and off road parking for around four vehicles with ample space to build a double garage, subject to necessary planning.

An internal viewing of this property is essential in order to fully appreciate what this property has to offer.

### ENTRANCE HALL

UPVC double glazed entrance door to front. Porcelain wood effect tiles with under floor heating. Wall mounted colour touchscreen thermostat. Inset spotlights. Telecom point. Doors to kitchen, lounge/diner, family bathroom, bedroom one and bedroom six. Spiral staircase to first floor. Double glazed window to side.

### KITCHEN

18' 11" x 11' 8" (5.77m x 3.56m)  
Fitted with a range of wall, base and drawer units with oak effect work surfaces over. Inset one and a half bowl sink and drainer unit with mixer tap. Five integrated ovens with microwave. Central island with integrated five ring gas hob, cooker hood, additional sink with flexi spray tap, pop-up power point/USB ports, bespoke overhead lighting made of yew tree and a breakfast bar. Space and plumbing for American fridge freezer. Space and plumbing for dishwasher. Tiling to splash prone areas. Porcelain wood effect tiles with under floor heating. Wall mounted colour touchscreen thermostat. Inset spotlights. Under counter strip lighting. Six glazed internal windows. Two double glazed windows to front. Opening through to lounge/diner.



### LOUNGE/DINER

22' 11" x 32' 4" (6.99m x 9.86m)

A truly spectacular room of which pictures cannot do justice! This bright and spacious room offers an open family space and benefits wall length bi-fold doors opening onto a covered seating area, making this a wonderful entertaining space. The incredible vaulted ceiling features exposed beams with four fitted ceiling fans. Further double glazed French doors to side. Double glazed window to rear. Porcelain wood effect tiles with under floor heating. Wall mounted colour touchscreen thermostat. TV, telephone and telecom points. Door to utility room.



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#### UTILITY ROOM

10' 8" x 5' 2" (3.25m x 1.57m)

Fitted with a matching range of wall, base and drawer units with oak effect work surfaces. Inset one and a half bow sink and drainer unit with flexi tap. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted LPG gas fired boiler. Wall mounted electrical consumer unit. Tiling to splash prone areas. Porcelain wood effect tiles with under floor heating. Wall mounted colour touchscreen thermostat. Inset spotlights. UPVC double glazed door and window to rear.



#### FAMILY BATHROOM

13' 4" x 10' 5" (4.06m x 3.18m)

A spacious and unique four piece family bathroom with a wall length fully tiled walk in shower cubicle with rainfall shower over and hand shower attachment. Bath with corner waterfall tap with tiling to surround. Vanity unit made of sycamore providing shelving with twin table-top wash basins. Low level WC. Double glazed Velux window with electric automatic rain closure. Airing cupboard housing hot water tank. Tiling to splash prone areas. Porcelain wood effect tiles with under floor heating. Inset spotlights. Extractor fan.



#### BEDROOM ONE

14' 9" x 15' 11" (4.5m x 4.85m)

UPVC double glazed French doors to side. Hard wired surround sound. TV, telephone and telecom points. Wall mounted colour touchscreen thermostat. Doors to en-suite shower room and wardrobe.



#### EN-SUITE

7' 0" x 5' 2" (2.13m x 1.57m)

Fitted with an enclosed walk in shower cubicle with rainfall shower over and hand shower attachment. Corner low level WC and wall mounted corner wash basin. Tiling to splash prone areas. Porcelain wood effect tiles with under floor heating. Inset spotlights. Extractor fan. Double glazed obscured window to rear.

#### WARDROBE

4' 4" x 6' 2" (1.32m x 1.88m)

A spacious walk in wardrobe with fitted clothing rails.

#### BEDROOM SIX

9' 8" x 9' 4" (2.95m x 2.84m)

Double glazed window to front. TV, telephone and telecom points. Wall mounted colour touchscreen thermostat.



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## STAIRS TO FIRST FLOOR

### LANDING

A bright and airy landing with double glazed windows to front and side and further internal window overlooking the lounge/diner. Doors to bedrooms two, three, four five and bathroom. Loft hatch with pull-down ladder. TV, telephone and telecom points. Eaves storage cupboard.

### BEDROOM TWO

12' 8" x 10' 0" (3.86m x 3.05m)

Double glazed dormer window to front. Radiator. TV, telephone and telecom points. Two eaves storage cupboards.



### BEDROOM THREE

11' 2" x 10' 0" (3.4m x 3.05m)

Double glazed dormer window to front. Radiator. TV, telephone and telecom points. Eaves storage cupboard.



### BEDROOM FOUR

12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed Velux window to rear. Radiator. TV, telephone and telecom points. Wardrobe. Eaves storage cupboard.



### BEDROOM FIVE

11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed Velux window to rear. Radiator. TV, telephone and telecom points. Wardrobe. Eaves storage cupboard.



### BATHROOM

8' 10 max" x 9' 11 max" (2.69m x 3.02m)

An L-shaped bathroom fitted with a panelled bath with shower over, corner low level WC and vanity unit with inset wash basin. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Inset spotlights. Extractor fan. Two obscured internal windows through to Velux. Storage cupboard.



## OUTSIDE

### FRONT OF PROPERTY

The property is set back from the road and is accessed via a driveway leading to the property. There is a pathway laid to stone chippings and patio leading to the covered main entrance.



## GARDENS

The gardens are mainly laid to lawn with two rockery features. There is a spacious raised decked covered seating area which is perfect for alfresco dining. Surrounded with a combination of timber fencing and hedgerow.



## PARKING

The property offers parking for around four vehicles and subject to planning, there is ample space for a double garage. The driveway leading to the property and the parking area is due to be laid to stone chippings.

### AMENITIES & RECREATION

The village of Meare lies 3 miles west of Glastonbury and about 5.5 miles south east of Wedmore. Wells and Street are also within easy reach. Meare is a village and civil parish and has been a settled site for even longer than Glastonbury. The parish Church of St Mary, formerly in the keeping of Glastonbury Abbey dates from 1323 and is a Grade I listed building. The village also has a primary school, a number of societies and clubs and a good community spirit. The historic town of Glastonbury boasts a variety of unique local shops with its very own 8th century Abbey and 14th century Tor.

Glastonbury provides the usual small town facilities including a selection of schools, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The Cathedral City of Wells is 9 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 15 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   B
69-80	<b>C</b>	73   c	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**PROPERTY INFORMATION:**

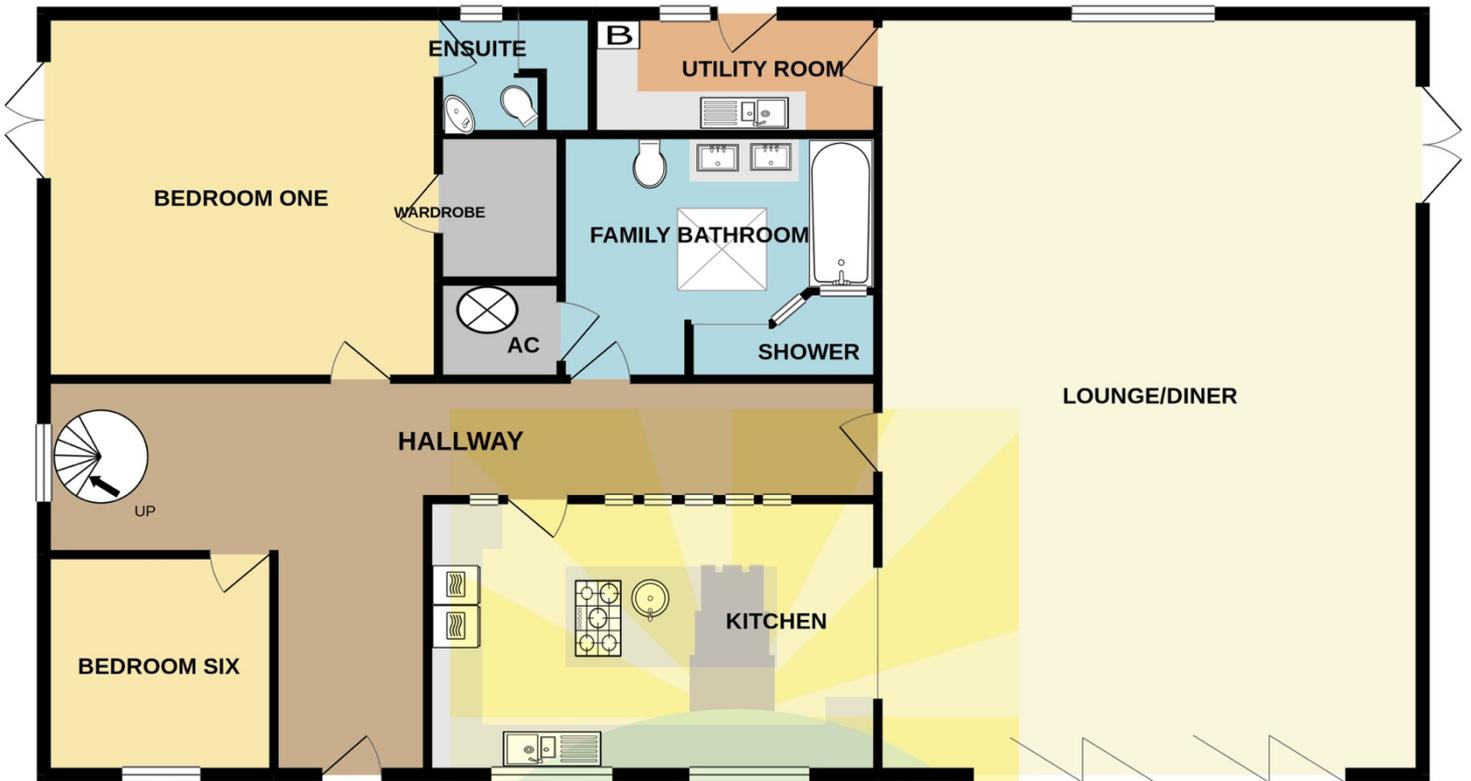
<b>TENURE:</b>	Freehold
<b>SERVICES:</b>	Mains connected electric, LPG gas, drainage and water (metered)
<b>LOCAL AUTHORITY:</b>	Mendip District Council. Tax Band E.
<b>VIEWING ARRANGEMENT:</b>	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
<b>RENTAL VALUE:</b>	Estimated between £2,000 - £2,200 pcm

**MORTGAGE ADVICE**

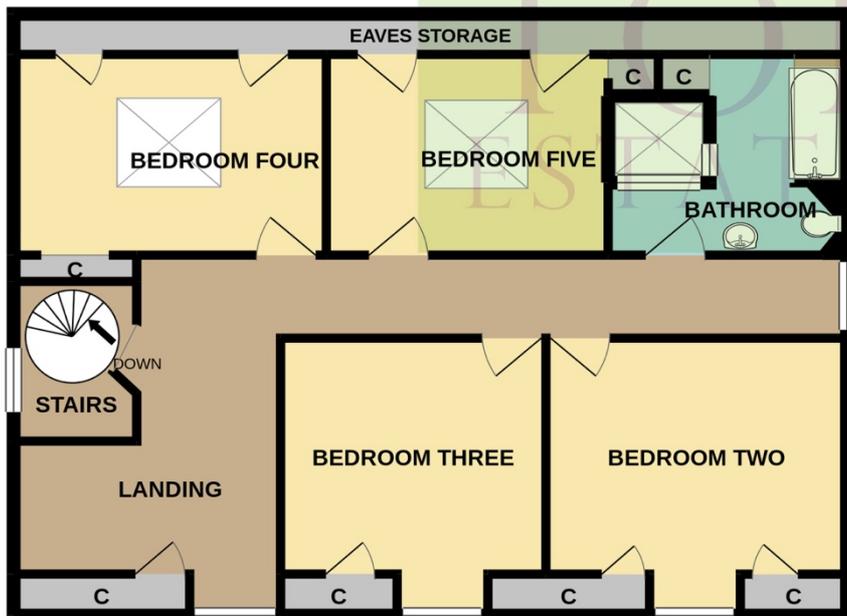
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**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**  
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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