



May Place, Hamlyn Road, Glastonbury BA6 8HT

£590,000 Freehold

COOPER
AND
TANNER



May Place, Hamlyn Road Glastonbury, BA6 8HT

 5  4  3 EPC D

£590,000 Freehold

Description

This most private of residences is set in an elevated position affording impressive Westerly views. The internal finish offers the highest yet most unique standard of internal finishing, including detailed ceiling cornicing and architraving, marble fire places complete with matching surrounds and Maple wood flooring throughout many of the rooms. The entrance hall gives access to the lounge, cloakroom room with WC and a further cupboard. Steps lead up to the elevated breakfast room and down to the ground level respectively. A prominent feature of the lounge is the central pink marble fire place, complimented by black marble insets and hearth. It enjoys a triple westerly aspect with French doors opening onto balcony, perfect for evening entertainment. Steps lead up to the drawing room, this more formal room benefits from vast amounts of built in storage and offers a similar Westerley aspect to that of the Lounge. A fixed staircase leads up to a well-appointed study and library area.

The kitchen, breakfast room and morning room are all located at the opposite end of the property. The kitchen comprises a modern Oak suite complete with black granite work tops. There is an integrated electric double oven, four ring gas burner, dishwasher, two larder fridges and a filter tap. The breakfast room provides ample space for seating and

provides access to one of many loft spaces. An archway leading through to a morning room, here some of the best views in the entire property can be enjoyed. French doors provide access to a further balcony as well leading to the main balcony area (accessed from the lounge)

A half flight of stairs from the main hall lead to the bedroom wing which is complimented by Maple wood flooring throughout. Doors lead to two double bedrooms and an inner lobby to the master suite. This comprises a double bedroom with a window to the rear with extensive views and a comprehensive range of fitted wardrobes with corner units and dressing table. There is also walk in wardrobe with shelving and hanging. There are doors to a storage cupboard housing hot water tank and the lavish en-suite bathroom. Here you will find built in floor cupboards with marble surface housing twin inset wash hand basins with gold plated fittings and mirrors over. There is a Jacuzzi bath and multi jet shower with built in WC and bidet. There are Travantino Marble tiles to walls and floor and double aspect windows.

The two further double bedrooms both offer windows to the rear with great views and comprehensively fitted bedroom furniture. These bedrooms are served by the family bathroom fitted with a modern suite of large corner shower, bath and fitted WC and wash basin with tiling to walls and floor.









From this wing is a further hallway, with undercroft storage cupboard, leads through a mirrored corridor to the guest wing. The spacious main guest room with windows to the side has fitted bedroom furniture and windows to the side, whilst the second double guest room has a window to the rear and also benefits from fitted bedroom furniture. The shower room in opulent 'art deco' style is fully tiled with corner shower, fitted WC and wash basin and features gold effect ornamental columns.

Outside

May Place is approached via a blocked paved driveway which is located to the rear and provides parking. To one side is a detached garage with up and over door (opening onto Hamlyn Road). The front and side garden area are relatively low maintenance, which include some raised decorative beds and fruit cages. Steps to the side of the property lead to the large gently sloping rear garden which features a well planted rockery bed leading down to the lawn. A swimming pool and pool house sit within paved surrounds at the bottom of the garden. The whole garden is well screened and enclosed by fences and tall hedging.

The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and a local supermarket. There are excellent schooling facilities in the area including Millfield Preparatory and Senior schools and Strode College. Street caters for a wider variety of shopping needs from its out of town shopping centre, Clarks Village and the Cultural City of Wells lies some 6 miles away. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington.

From our offices, proceed to the top of Glastonbury High Street and turn left. Take the second turning right into Leg of Mutton Road. Take the next left into Hamlyn Road and the property will be found at the end of the cul-de-sac on the left.



Local Information Glastonbury

Local Council: Mendip District Council

Council Tax Band: G

Heating: Mains Gas

Services: All main service

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

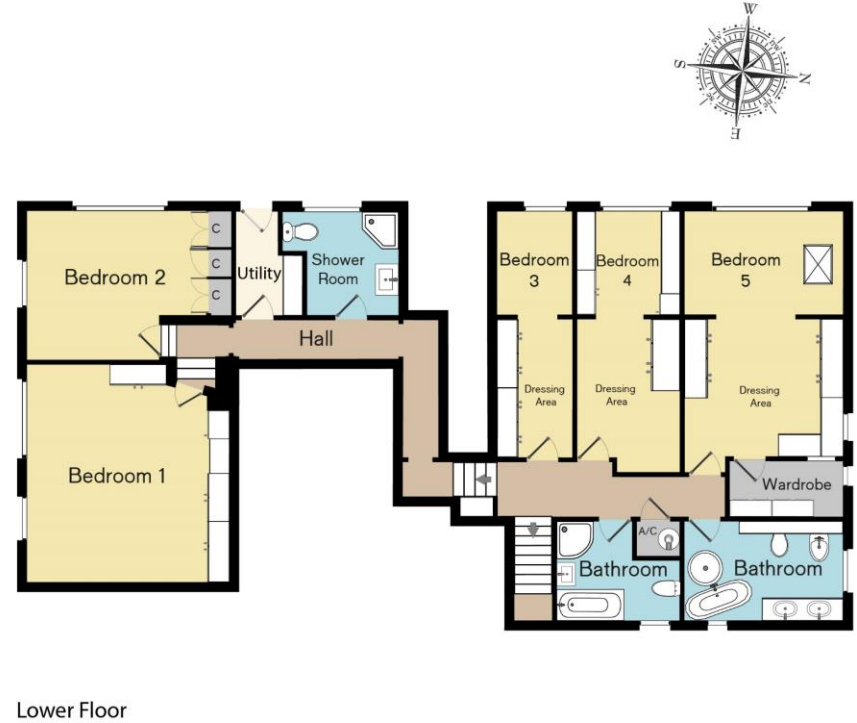
- Castle Cary
- Yeovil



Nearest Schools

- Glastonbury
- Street

'May Place'
Glastonbury



Whilst every attempt has been made to ensure the accuracy of this floor plan, 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.

GLASTONBURY OFFICE
 telephone 01458 831077
 41 High Street, Glastonbury, Somerset BA6 9DS
glastonbury@cooperandtanner.co.uk



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.

