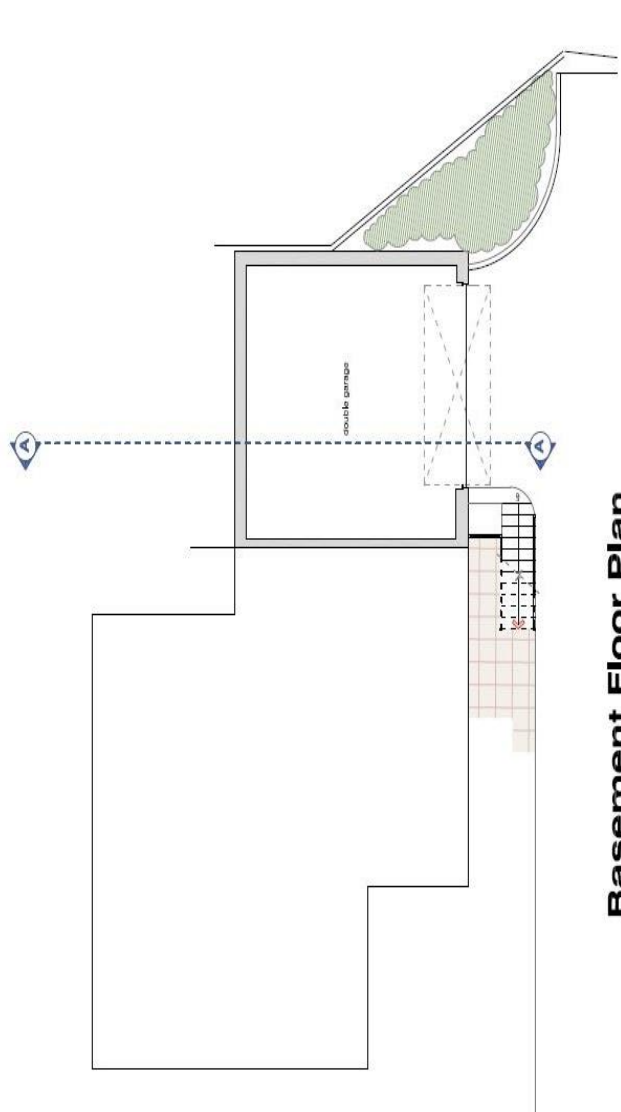




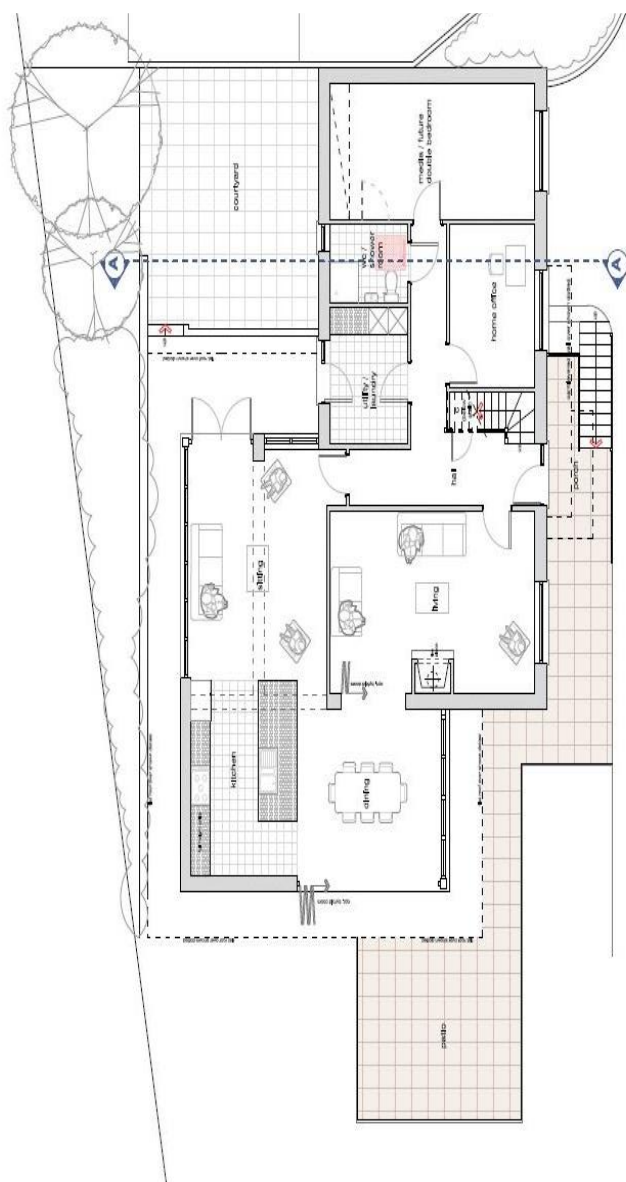
**COOPER & TANNER**  
Wells Office  
To Contact

Telephone: 01749 676524  
Address: 19 Broad Street, Wells, Somerset BA5 2DJ  
E-mail: wells@cooperandtanner.co.uk

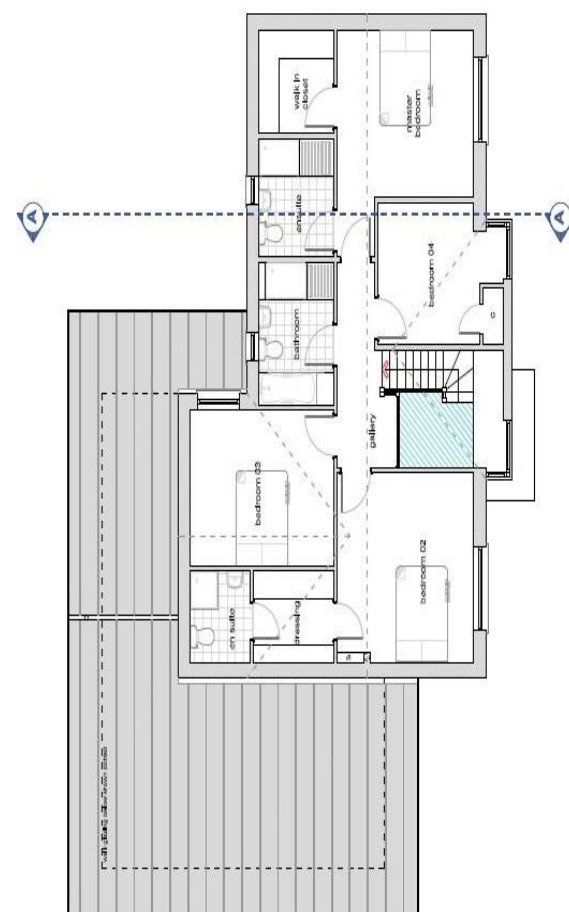
These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions or representations, reference to condition and necessary permissions for use and occupation, warranties and 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.



**Basement Floor Plan**



**Ground Floor Plan / Part Site Plan**



**First Floor Plan**



New Build House, Bakers Lane, Chilcompton. BA3 4EW

Guide Price £799,950

**COOPER & TANNER**  
THE ART OF AGENCY

**Description**

An exceptional detached new build residence set within the desirable village of Chilcompton. The unique house has been designed and built to the highest of standards using the finest materials such as blue lias stone, European oak flooring and Lindab guttering. Set in the elevated position the property benefits from an abundance of natural light with versatile accommodation over two floors and high energy efficiency credentials with underfloor heating and an air source heat pump.

The house comprises a large open entrance hall leading through into the large kitchen/dining/sitting room. The bespoke kitchen has a range of built in cupboards inset into the wall with a double oven, microwave, and coffee machine with a large tiered breakfast bar, all finished with granite work surfaces. The dining area has bi-folding doors opening onto the patio and gardens which wrap around the property. The sitting area also benefits from French doors onto a private patio area, perfect for outside entertaining. A further set of bi-folding doors open from the dining area into the snug, a light, bright room with countryside views to the front. The utility room has an array of cupboards with a sink and drainer unit and door leading to the rear. The study with ample plug sockets is perfect for working from home or to be used as a further bedroom if required. The media room offers huge potential for either a cinema/games space, an extra sitting room or a downstairs bedroom with the 'Jack and Jill' shower room beside it.

The stairs have a contemporary design with steel spindles topped with a wooden rail leading to an open landing with floor to ceiling windows. The master bedroom features views to the front, a private dressing room with granite vanity area and ensuite with large walk in shower. Bedroom two, again with views, has a walk through dressing room leading to the well appointed ensuite shower room with floor to ceiling glass screen. Two further double bedrooms are also on this floor, one overlooking the patio and gardens and the other looking out towards the views to the front of the property. The main family bathroom features a bath, separate walk in shower, toilet, wash hand basin and heated towel rail.

**Outside**

The driveway can accommodate parking for 2/3 cars with a large double garage with enough height for most models of 4x4's. Steps rise from the drive to the front door and to the patio and gardens to the side. The secluded gardens is laid to lawn with a variety of shrubs and bushes with views towards countryside through the

well established trees. The bi-folding doors from the dining area open on to a large patio with a further secluded courtyard patio from the sitting area.

**Location**

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

**Tenure**

Freehold

**Heating**

Air Source heating (A Rated)

**Services**

Mains drainage, water, gas and electricity are all connected.

**Local Authority**

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 0300 303 8588

**Council Tax**

To be assessed.

**EPC Rating**

Not required for new build properties.

**Viewing**

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

**Directions**

From Wells take the B3139 to Chilcompton. Turn left opposite the co-operative store into Bakers Lane, the property can be found a little further along on the right.

REF:WELJAT03017

