

The Court



Chilcompton, Somerset



This exclusive development has been uniquely redesigned and renovated by TV property expert Martin Roberts (Homes under the Hammer) alongside his building team and partners. They have created a small, bespoke luxury development in this sought after area. The five cleverly designed individual properties have all been finished to an exceptionally high standard. A complete top to bottom refurbishment and re-design has been completed, with great attention taken to retain many of the properties' original features, whilst creating five wonderful contemporary homes.

The Court is situated in a very desirable area on the edge of the thriving village of Chilcompton. This popular village has a range of facilities including a post office, shop, petrol station/garage, doctor's surgery, primary school, two public houses, a church and a variety of sports facilities. There is also public transport available from the village. The nearby Cathedral City of Wells is the smallest city in England and offers a range of shopping facilities including a high proportion of independent shops & boutiques, banks, restaurants, public houses, cinema and churches. The market square holds a weekly farmer's market every Wednesday and Saturday. Babington House private members club is situated 5 miles from the property.

The nearby Georgian City of Bath and the regional Centre of Bristol are also within good commuting distance while Castle Cary Station with links to London Paddington and Exeter is a fifteen minute drive away. Bristol International Airport is 17 miles away.

There are excellent schools within the surrounding area including a highly regarded primary school in the village and the extremely sought after Wells Blue secondary school. Other schools include Wells Cathedral School which specialises in music, Downside School, Sidcot, All Hallows Preparatory School and Millfield School in Street.

The area is also well known for its variety of sporting & leisure facilities. Leisure Centres can be found nearby in Wells & Shepton Mallet. Wells, Mendip and Farrington Golf courses are conveniently located close by while sailing and fishing can be pursued at Chew Valley Lake. Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.



DIRECTIONS:

From Wells, join the A37 to Bristol. After passing through the village of Gurney Slade turn right onto the B3139 by the Old Down Inn, you will find The Court development on your left hand side after approximately 800 yards.

Postcode: BA3 4SA

The Court

Ground Floor

- ◆ Entrance Lobby ◆ Hallway ◆ Cloak Room
- Drawing Room & Study ◆ Dining/Family Room Kitchen/Breakfast Room ◆ Utility Room ◆ Cellar
- Separate Annexe: Open Plan Kitchen/Sitting/Dining Room
- ◆ Bathroom ◆ Bedroom

First Floor

- ◆ Master Bedroom Including En Suite with Shower / Underfloor Heating
- ◆ Three Further large double bedrooms, one with En suite
- ◆ Family Bathroom with a Separate Shower and Underfloor Heating.

Grounds

- ◆ Large Garden with Mature Trees ◆ Ample Parking

A handsome period family home located on the edge of the thriving village of Chilcompton.

The property boasts many magnificent character features and enjoys spacious, well presented accommodation with great flexibility. The stunning entrance hall has the original mosaic floor and a glass atrium that allows in an abundance of natural light. The wonderful open plan kitchen/breakfast/family/living room consists of oak flooring, a bespoke kitchen that features a range of units, a central island with a sink and a striking granite worktop. There is a gas 'Range' cooker and integrated appliances, as well as a beautiful breakfast atrium. Adjoining is a separate utility room that leads to extra flexible accommodation, which could, for instance, provide self-contained living for a family member. Upstairs there are four spacious double bedrooms, two with en suite, and a separate family bathroom with feature bath, shower cubicle and under floor heating.

Outside the property enjoys a large garden front and rear, with superb open countryside views, mature trees and ample parking. There is planning permission for a double garage.

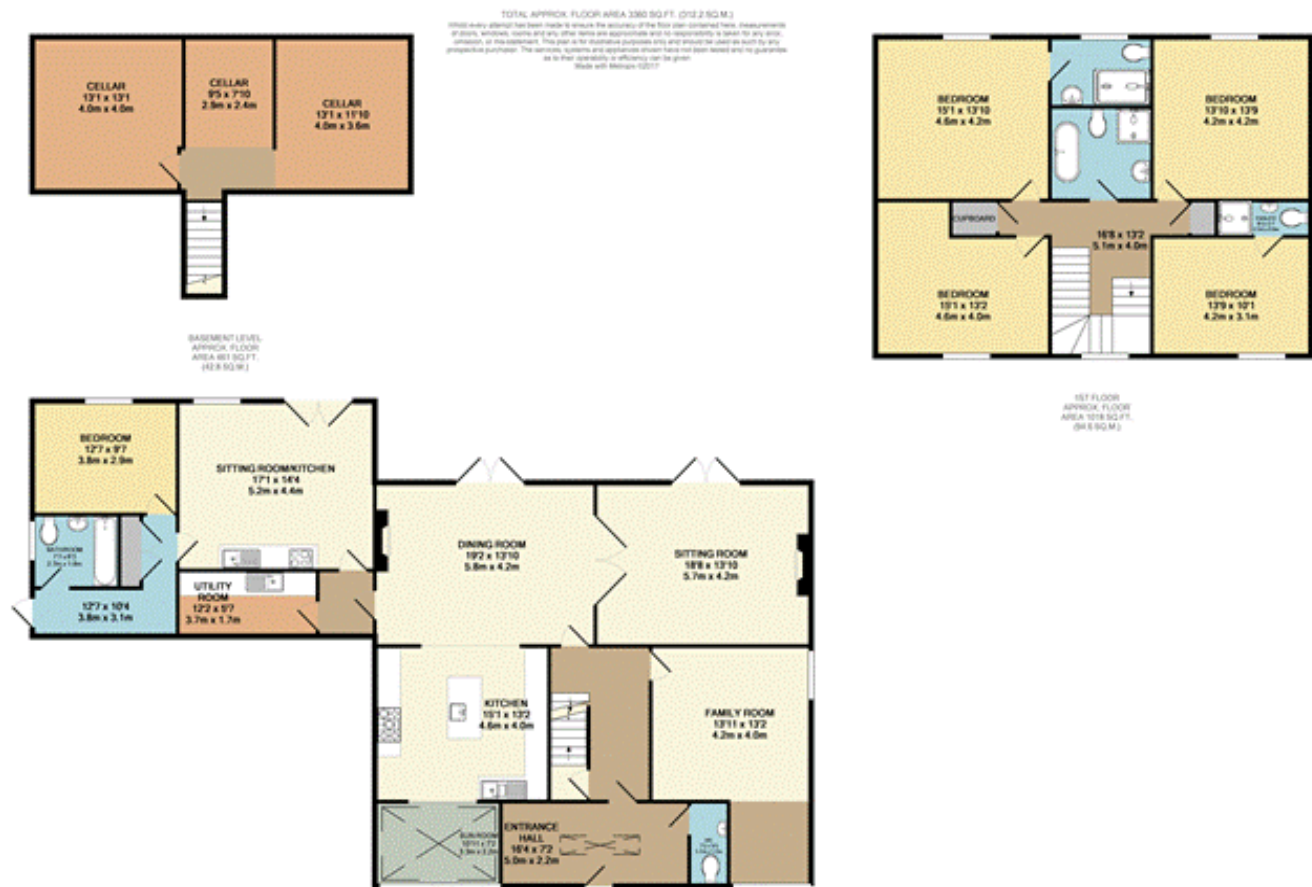
General Information:

EPC Rating – Available from Killens

Council Tax Band- TBC

Services – Mains water and electricity, Gas fired central heating, private drainage.

Guide Price £875,000



The Lodge

Ground Floor

- ◆Kitchen/Breakfast Room ◆ Utility Room ◆Two Double Bedrooms ◆Laundry Store
- ◆Bathroom with Separate Shower

Grounds

- ◆Private Garden ◆Graveled Courtyard Area
- ◆Ample Parking

A stylish two bedroom detached single storey lodge, which has been fully renovated to an exceptionally high standard.

This cleverly designed property provides spacious and comfortable living and benefits from oak floors and doors alongside integrated appliances.

The stunning open plan kitchen/breakfast/living room is light and airy with its vaulted ceiling and double doors leading to a patio and the garden with beautiful far-reaching views.

The laundry store benefits from plumbing for a washing machine and tumble dryer. There are two light, spacious double bedrooms alongside a family bathroom complete with separate bath and built in shower.

Outside, The Lodge benefits from its own enclosed private garden with patio, a low maintenance graveled courtyard area, its own shared entrance and ample parking.

General Information:

EPC Rating – Available from Killens Council Tax Band- TBC

Services – Mains water and electricity, Gas fired central heating, private drainage.

Guide Price £420,000



TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Court Cottage

Ground Floor

- ◆ Entrance Hall ◆ Open Plan Kitchen/Sitting/Dining Room
- ◆ Three Bedrooms, One with En Suite Shower Room
- ◆ Family Bathroom

Grounds

- ◆ Good Size Enclosed Garden ◆ Planning Permission for a Three Bay Garage ◆ Ample Parking

This detached single storey three bedroom Cottage is wonderfully light and spacious, and has been renovated to a very high standard.

The open plan kitchen/living room boasts a range of quality built in units and oak wood flooring. There is a fireplace with a wood-burning stove. There are French doors leading to a garden and terraced seating area.

There are three spacious double bedrooms, one with an en suite. There is a separate family bathroom, with bath and built in shower.

Court Cottage boasts planning permission to extend and create a gabled living area at the front if required, as well as permission for a three bay garage with playroom/office/workshop space above that would be accessed via internal stairs.

There is a good-sized enclosed garden to the back and a large garden to the front, with open views. A substantial wooden fencing and a laurel hedge provide privacy. The property also benefits from ample parking.

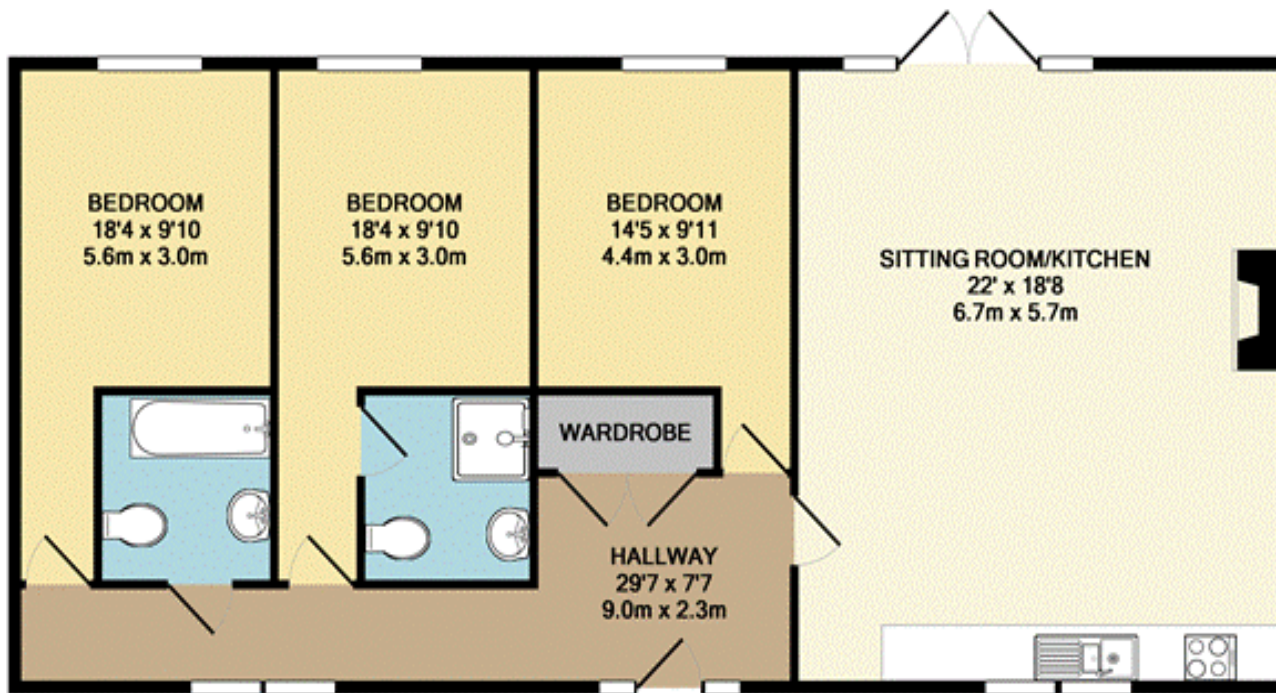
General Information:

EPC Rating – Available from Killens

Council Tax Band- TBC

Services – Mains water and electricity, Gas fired central heating, private drainage.

Guide Price £425,000



TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 SQ.M.)

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The Mews

Ground Floor

- ◆ Kitchen/Breakfast Room ◆ Utility Room
- ◆ Sitting/Dining Room ◆ Cloakroom

First Floor

- ◆ Master Bedroom ◆ One Further Bedroom
- ◆ Family Bathroom

Grounds

- ◆ Fully Enclosed Garden ◆ Ample Parking

The Mews is an elegantly proportioned property that has been fully renovated to a high standard. It boasts a generous sized sitting room, with oak flooring and the benefit of a wood-burning stove. New wooden sash windows provide views across the garden and countryside beyond.

The kitchen has a good range of wall and base units with oak worktops and integrated appliances.

The first floor has a spacious double bedroom, and an additional smaller bedroom. There is a family bathroom, with a bath. The landing area is light and spacious incorporating a solar tube that allows in an abundance of natural light.

Outside the property there is a fully enclosed garden with open views, a graveled courtyard, a separate shared entrance and ample parking.

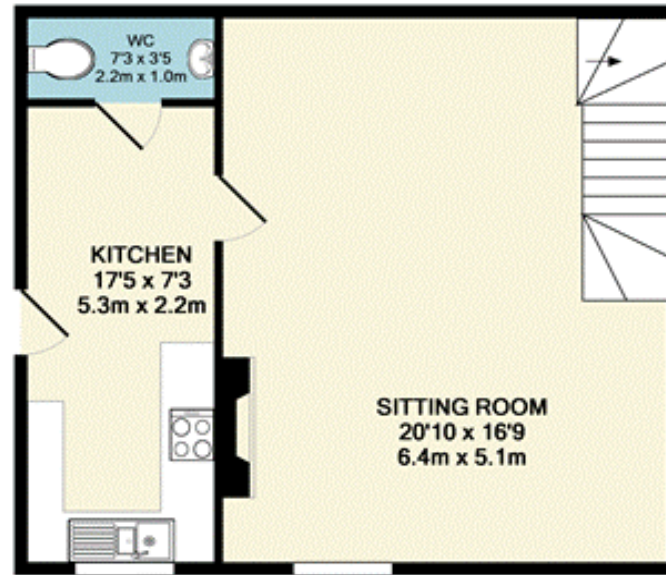
General Information:

EPC Rating – Available from Killens

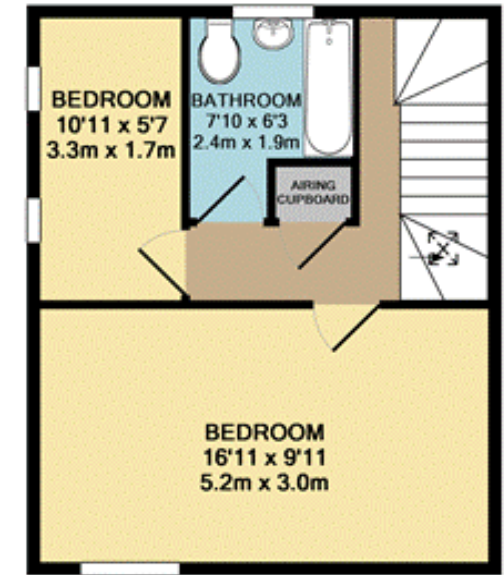
Council Tax Band- TBC

Services – Mains water and electricity, Gas fired central heating, private drainage.

Guide Price £325,000



GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 853 SQ.FT. (79.2 SQ.M.)

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