

ASHWICK GROVE HOUSE OAKHILL



ASHWICK GROVE HOUSE, OAKHILL, SOMERSET, BA3 5AG

• Bath 15 miles • Bristol 19 miles • Wells 8 miles

Guide Price £650,000

A beautiful four bedroom character property offering well presented accommodation and wonderful gardens set in the popular village of Oakhill. Ashwick Grove House benefits being close to Wells and commutable to Bristol and Bath.



- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Conservatory
- Four Bedrooms
- Family Bathroom
- Family Shower Room
- Ample Parking
- Delightful Gardens
- Private Driveway
- Triple Garage and Workshop

Description

Ashwick Grove House is a charming detached stone built character property in a fantastic rural location tucked away within the popular and thriving village of Oakhill. Being close to Wells and easily commutable to Bristol and Bath. Many of the original character features are present within the property which offers good spacious accommodation with four bedrooms, a family bathroom and a family shower room on the first floor. There are generous living areas on the ground floor and a beautiful fire place in the main sitting room with a wonderful conservatory which has a commanding position overlooking the superb gardens. There is a lovely farmhouse style kitchen/breakfast room, a dining room and cloakroom which have all been tastefully presented to a high standard with some lovely examples of exposed timber beams and so many other interesting character features throughout. The rear gardens are approximately half an acre being well crafted and designed, mainly laid to lawn with many mature shrubs, trees and three ponds. There is a detached triple garage, workshop, a stone potting shed and plenty of parking at the end of the private driveway. The whole property and grounds have been thoughtfully decorated and have been well maintained, all of these factors are sure to appeal to many buyers and Ashwick Grove House is an opportunity not to be missed.

A superbly presented character family home within the thriving village location of Oakhill.





GENERAL PROPERTY INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion

OUTGOINGS

Council Tax – Band G

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Solar Panels.

FIXTURES AND FITTINGS

All those items usually regarded as retained to the Vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation

PUBLIC AUTHORITIES

Mendip District Council - 0300 303 8588

POSTCODE

BA3 5AG

VIEWING

Strictly by appointment with the Vendor's Agent, Killens
Telephone 01749 671172

ENERGY PERFORMANCE CERTIFICATE

Rated C. View at www.killens.org.uk

DIRECTIONS

Satellite Navigation will direct you to Ashwick Grove House.

Situation

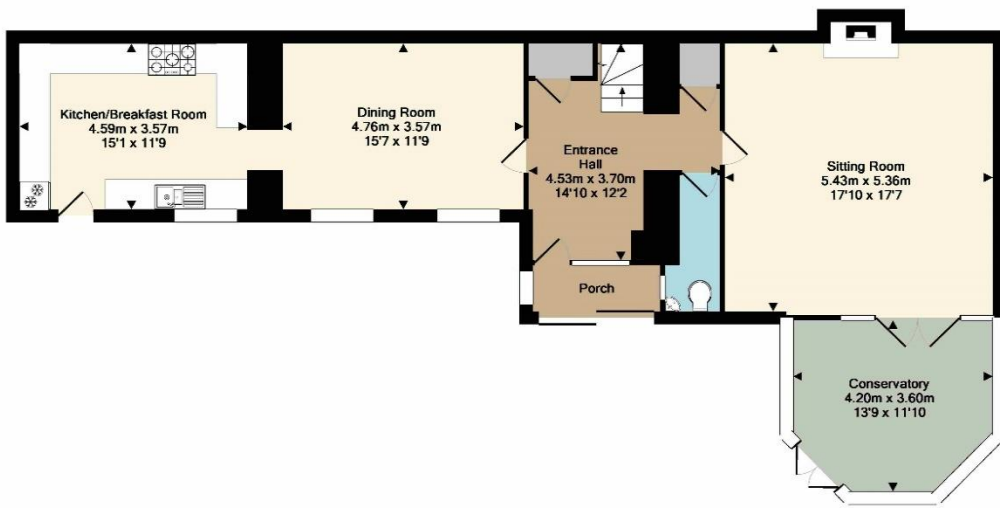
The pretty village of Oakhill lies in a picturesque valley to the east of the Mendip Hills. Everyday needs are well catered for, with a doctors' surgery, village hall, church and public house. Like many Mendip villages it has an active community. The village lies between the Georgian city of Bath, well known for its Roman Baths and architecture and the historic Cathedral city of Wells. Twice weekly markets are held locally in Wells and Shepton Mallet.

Bath is 16 miles away, and Bristol, with its mainline rail service to London Paddington and M4 access is 18 miles. Castle Cary station is also close by. Bristol International Airport is 19 miles away. There is a daily National Express coach service to and from Heathrow and London Victoria from the bus stop opposite the school.

There is a wide range of well regarded schools at all levels locally, both from the state and private sectors and the property is within walking distance of Oakhill Primary School. Most schools provide transport within the village or nearby.

The area is popular for walking and cycling while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found at Wells Shepton Mallet and Bath. Wells, Mendip and Farrington Golf courses are conveniently located close by.





Total Approx. Floor Area 179.8 Sq.M. (1935 Sq.Ft.)

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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