



Tunley, Nr Bath

Fidelis
Independent Estate Agent



Glenfeld

Bath Road, Tunley, Nr Bath, BA2 0DP

A Stunning Five Bedroom Home Boasting Extensive and Versatile Accommodation Over Two Floors, Upgraded By Its Current Owners to a High Standard with Wooden Flooring Throughout. Complemented by Large Level Gardens to the Rear, With 180Degree Countryside Views, Plus Double Garage and an Abundance of Off Street Parking.

- Detached Two Storey Home
- Sitting Room with Log Burner
- Large Kitchen/Diner
- Modern Kitchen with Granite Work Tops
- Large Utility Room

- Master With En-Suite Bathroom
- Bedroom With Dressing Area & En-Suite
- Three Further Bedrooms
- Contemporary Family Bathroom
- Wooden Floors Throughout

- Large Gardens Front & Rear
- Double Detached Garage
- Garage Part Converted to Gym/Study
- Stunning Country Side Views
- Easy Access to Both Bath & Bristol



Summary

Tunley is a small village, rich in local history, with a splendid public house serving the community, located approximately Six miles south west of the City of Bath. There are nearby primary schools in Timsbury, Camerton and Marksbury.

Bath, with its access to a wide variety of shopping, sporting and cultural amenities is within a Fifteen minute drive, as is the City of Wells, whilst the Odd Down 'Park and Ride' within Four miles to the south west of Bath, provides regular buses to the City Centre. From here is within a Thirty minute drive. The commuter will be pleased to note that Junction 18 of the M4 gives access to London, North Bristol and the Midlands and South West (via the M5) within 15 miles. Bath Spa Station with trains to London Paddington (taking approx. 90 mins) is also accessible. In addition you have and access to walks across the outstanding local countryside around the village itself are right on your doorstep.



The Property

Behind the unassuming facade lies a simply stunning Five bedroom home boasting extensive and versatile accommodation, presented for sale to a high standard with wood flooring throughout. Occupying a large plot backing onto open countryside with breathtaking views, large mature gardens and parking for several vehicles, this village home will be the envy of many.

Features include a large contemporary kitchen with granite worktops and double doors opening onto a deck overlooking the garden and views, Master bedroom with contemporary En-suite. Additionally there is a Guest suite on the first floor which includes dressing room and En-suite bathroom. From the guest bedroom double doors open onto a decked balcony overlooking open countryside, Three further bedrooms, contemporary family bathroom and spacious living accommodation complete this spacious home.

Externally the mature gardens compliment the property and a double garage is approached by a drive and parking area for several cars.



Entrance Porch:

Double glazed window, Part glazed door, Coat hooks, Radiator, Door to:-

Entrance Hall:

Oak Flooring, Radiator, Stairs to first floor, under stair cupboard, Doors to:-

Sitting Room:

Dual aspect double glazed window to front and side, Contemporary log burner, Oak Flooring, TV Point, Telephone point, Two double radiators.

Kitchen/Dining Room:

Triple aspect double glazed windows to rear and side, Range of floor and wall cupboards, Granite worktops, One and a half bowl inset sink. Stoves electric range cooker with stainless steel chimney hood extractor, central island peninsula unit with integrated fridge and further floor cupboards. Two radiators, Oak flooring, Double French doors opening onto the garden.

Utility Room:

Range of wall cupboards, Worktops, Stainless steel one and half bowl sink, Plumbed for washing machine and dishwasher, Central heating boiler, Extractor fan, Door to outside.

Master Bedroom:

Double glazed rear window, TV Point, Radiator, Door to:-

En-suite Shower Room:

Double glazed window, Walk-in Shower Cubicle with Rainfall shower head over, Vanity unit with inset hand basin and tiled splash back, Light and shaver point, Low level WC, Chrome ladder style radiator, Slate flooring.

Bedroom Four:

Front window, Radiator, TV Point.

Bedroom Five:

Front window, Radiator.

Bathroom:

Double glazed rear window, Large Oval Freestanding Bath with center taps and shower head over, Walk-in shower with rainfall shower head over, Extractor fan, Chrome ladder style radiator, Tiled floor, Ceiling spot lights.

First Floor Landing:

Three Velux windows, Eaves storage, Wooden flooring, Doors to:-



Guest Bedroom Suite:

Two Velux windows, Eaves storage, Radiator, Wood flooring, Double doors opening onto a decked balcony overlooking the garden, Sloping ceilings.

Dressing Room:

Velux window, Two Built-in wardrobe with shelf over, Two shelved cupboards, Two Radiators, Eaves storage, Wooden Flooring, Sloping ceiling.

En-suite Bathroom:

Velux window, Double ended Paneled bath with tiled surround, Pedestal wash hand basin, Low level WC. Chrome Ladder style radiator.

Bedroom Three:

Two Velux windows, Radiator, Wood flooring, Eaves storage, TV Point.

Study/Bedroom Six:

Velux roof light, Double radiator, Eaves storage.

Externally:

Approached by a Five bar gate leading to a drive with an abundance of off street parking and in turn leading to a double garage.

**Front Garden:**

Large mature gardens, with well stocked flower beds and borders.

Rear Garden:

Large mature gardens with well stocked flower beds, elevated deck perfect for dining al fresco, lawns, paved area, Walled and fenced to the boundaries, Garden Shed, Personal door to the Garage.

Double Garage:

Metal upper and over door, power and light, the inside have been sub divided providing additional space currently used as a Gym.

Services: Oil Fired Central Heating, Mains electricity, water and drainage.

Local Authority: Bath & North East Somerset

Council Tax Band: F

EPC Rating: E

Directions:

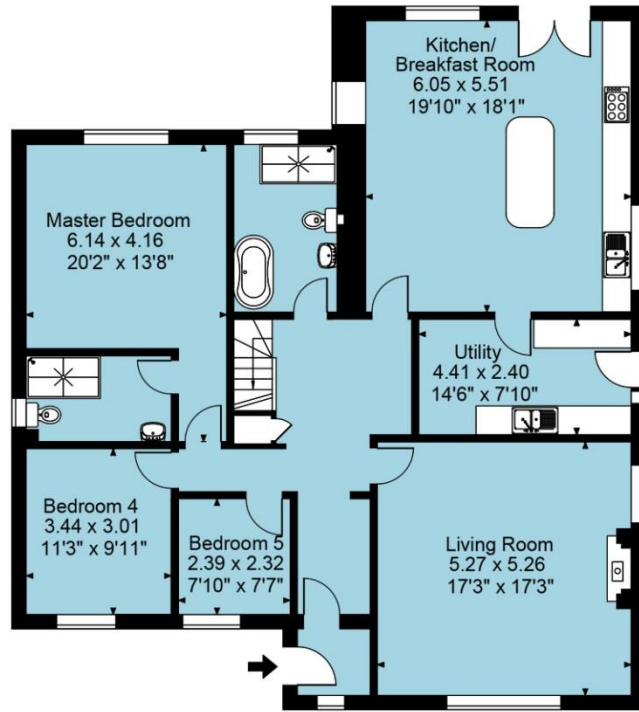
From our Wells Road office continue up Wellsway on the A367 & continue through two roundabouts. Turn right at the B3115 signposted Tunley and Timsbury. Continue on this road to the village of Tunley. Glenfeld will be found on the left hand side as you leave the Village.



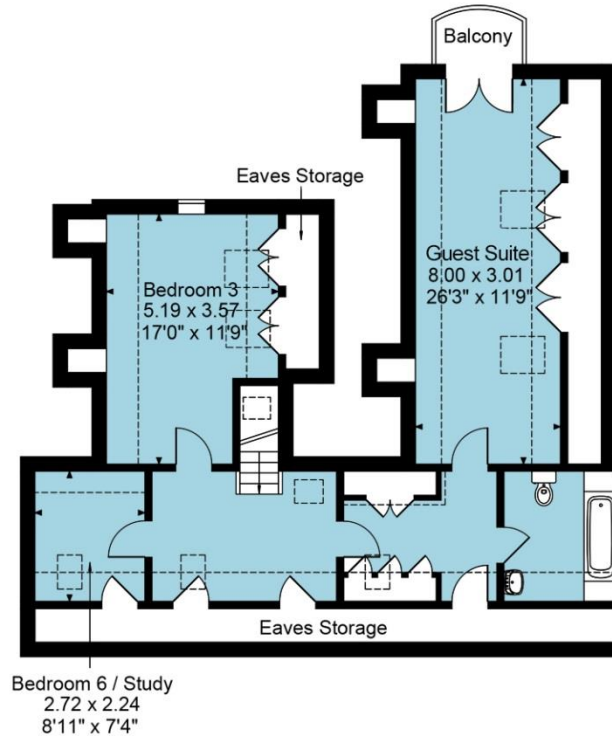
Approx. Gross Internal Area
 House - 2438 Sq Ft - 226.52 Sq M
 Garage / Gym - 356 Sq Ft - 33.05 Sq M



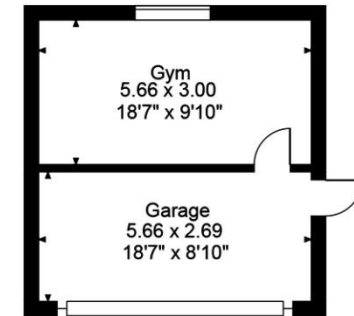
TOWN &
 COUNTRY
 MEDIA



Ground Floor



First Floor



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print www.townandcountrymedia.co.uk © Town & Country Media 2017

Important Notice: 1. The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. 2. Particulars: The property particulars are not an offer or contract, nor part of one. You should not rely on statements by Fidels in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Fidels nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires, or light fittings or any other fixtures not expressly included form part of the property offered for sale. Items shown in photographs are NOT included within the sales particulars. They may however be available by separate negotiation. 3. Photographs: The images shown may only represent part of the property and are as they appeared at the time of being photographed. Stated measurements are approximate and any floor plans for guidance only. 4. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor. 5. The VAT position relating to the property may change without notice.



a: 134 Wells Road, Bear Flat, Bath, BA2 3AH
t: 01225 421000
e: info@fidelisinbath.co.uk
w: fidelisinbath.co.uk

Fidelis
Independent Estate Agent