

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



FIELD VIEW, ZION HILL, OAKHILL, SOMERSET, BA3 5AR



**FIELD VIEW,
ZION HILL, OAKHILL, SOMERSET, BA3 5AR**

An absolutely delightful property enjoying a beautiful tranquil position in 4 acres of grounds a few miles north of Wells and in easy reach of Frome, Shepton Mallet, Bath and Bristol.

Field View is a charming house with exceptional accommodation, a self contained annexe studio, outbuildings, gardens/paddocks and a newly planted woodland. In all around 4 acres.

The house has a unique atmosphere enhanced by oak timberwork and a stunning garden room with a superb 180 degree outlook across the landscaped grounds. In addition it has a large reception hall, an open plan kitchen/dining room/TV room, utility, 4 bedrooms and 2 bathrooms.

The studio annexe is ideal for many uses including residential accommodation, a gym or a studio for painting, writing, sculpting, dance, yoga, photography, etc. etc. Other buildings include garaging, stores and potting shed.

There are extremely well maintained landscaped gardens, extensive lawns suitable as paddocks and a field recently planted with a variety of about 600 native trees which is creating a wonderful woodland.

Price guide £950,000

LOCATION.

Field View is located in a very quiet position, well away from all busy roads being approached through electric gates over its own drive from a small country lane. The drive leads to the house which is semi detached to another rural property yet enjoys total privacy and independence.

THE HOUSE

The house has stone elevations under a tiled roof with an attractive green oak porch which leads into the house. Internally there's oak flooring throughout and a good deal of other oak timbers with doors, the staircase and indeed the green oak garden room. In addition there are oak framed double glazed windows and oil central heating.





The reception hall includes a study area and has bespoke fitted bookshelves and desk. Leading off the hall is a large open plan living area which includes the kitchen, dining room and TV room.

The kitchen is extremely well appointed and fitted with a good range of units with pull out larder units, granite work surfaces, a breakfast bar and a double sink unit with a flexible combined tap. Integrated appliances include a 5 ring induction hob, extractor, oven and dishwasher.

The dining area is adjoining and this continues through into the comfortable TV room.

Off the kitchen is a utility room with cupboards, fitted units, sink, plumbing, space for a washing machine and dryer, the oil fired boiler and a door to the garden.

Returning to the main living area wide archways lead through into the quite superb garden room which is a large room of nearly 550 sq.ft. with a high vaulted ceiling and being of green oak structure has exposed roof timbers and mullions together with french double and single doors to the garden. The room has superb outlooks to three sides together with a limestone tiled floor with underfloor heating and a wood burning stove which makes this a tremendous all year round living space.

Returning to the hall a corridor with a cloaks cupboard and a double airing cupboard leads to the bedroom and bathroom accommodation.

The master bedroom has a range of fitted wardrobes and an en suite shower room with a Phillip Starck double hand basin, wc and a large shower with a stone tray and a rainfall shower head.

The second bedroom is a double with fitted shelving and wardrobes. The family bathroom has a tiled floor, hand basin, wc and a bath with a shower unit.

On the first floor are bedrooms 3 and 4 which are large double rooms with gabled windows, velux lights and under eaves storage.





STUDIO ANNEXE

There is more than ample parking space and across the drive is the studio annexe which is over 34 ft. x 19ft. It has large windows, a vaulted ceiling, a small kitchen base, cloakroom (with basin & wc) plus storage and it's own central heating system.

In recent years it's been used as an office, gym, indoor golf nets, studio and has great scope for a huge number of activities not least residential. Change of use including residential may require planning consent.

GARAGING AND STORES

The property has an excellent range of garaging and stores. This includes an open fronted twin garage, a double garage, machinery store and implement store. Close by is a potting/garden shed and tucked away behind it is a raised vegetable bed and a decking area for pot plants.

The property has more than ample area for parking a large number of vehicles.

GARDENS

The mature gardens are very well maintained and landscaped. There's a particularly attractive and useful paved terrace with a southwesterly aspect ideal for relaxation, al fresco dining and perhaps an evening glass of wine.

The garden also has various well stocked shrub beds and an extensive lawn of about an acre with small copses of birch, beech and weeping willow. Separated by a path and a newly established hedge is a further large lawned paddock. Indeed for those with an equestrian or livestock interest other areas of lawn could be paddocked if required.

Along the boundaries are a variety of trees and mature hedges of laurel and dogwood. There's also meadow planted in recent years with a mixture of native varieties.

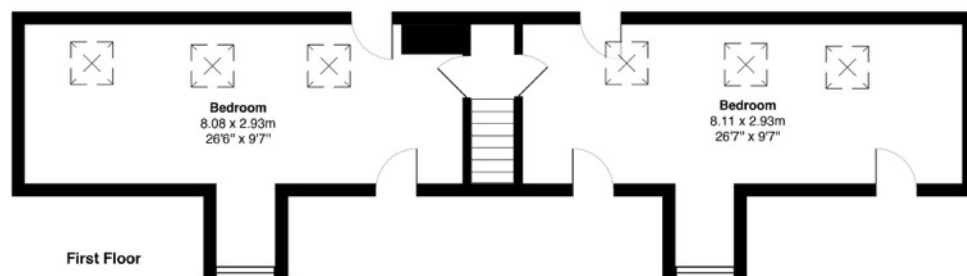
The whole totals around 4 acres

OTHER POINTS

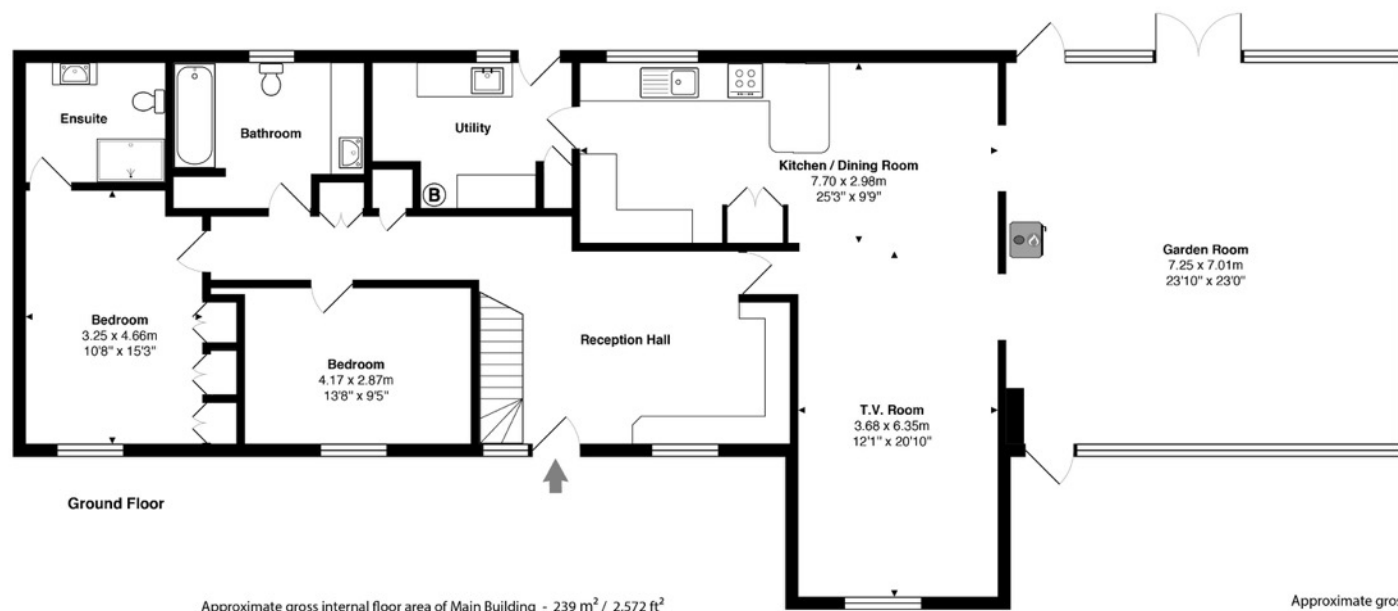
The Council Tax Band is The EPC Banding is E 54

Mains water, electricity and drainage are connected. Oil central heating with separate boilers in the house and studio.

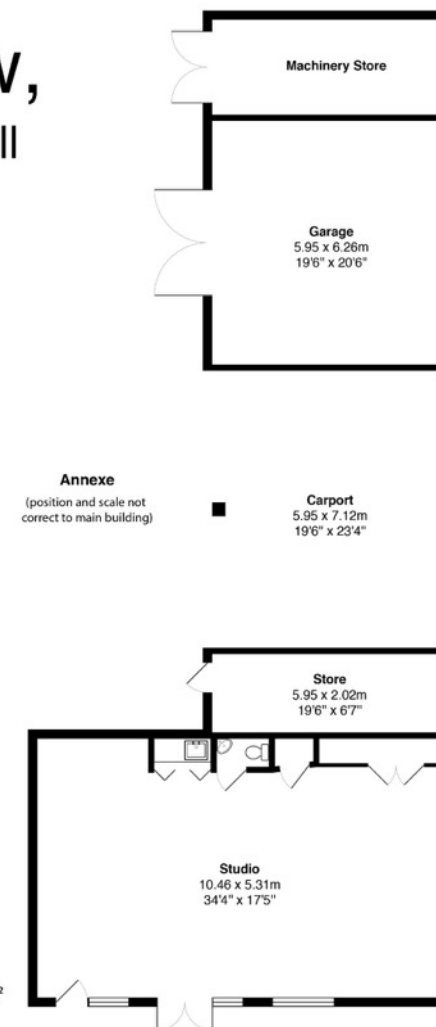




Field View, Zion Hill, Oakhill



Approximate gross internal floor area of Annexe - 113 m² / 1,216 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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