

# Hill View House

High Street, Oakhill, BA3 5AY



£315,000 Freehold

3 3 1 EPC G

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#### DESCRIPTION

Hillview House dates back to circa 1825 and was originally an Oakhill Brewery House. This three bedroom detached property offers a great opportunity for a new owner to put their own mark on it being in need of modernisation and improving.

An entrance hall leads to two generous reception rooms, the first having views over the cemetery and beyond while the other also has good views along with a built in fireplace. The dining area has space for a 4 or 6 seater table along with a rayburn, some kitchen units and also a skylight. The galley kitchen leads from the dining room and has a sink with a range of units and an attached larder. Also leading from the kitchen is the bathroom with sink and bath with shower over. A separate toilet is situated beyond a handy store room which is located further on from the dining room. Lastly on the ground floor is a rear hallway and side access.

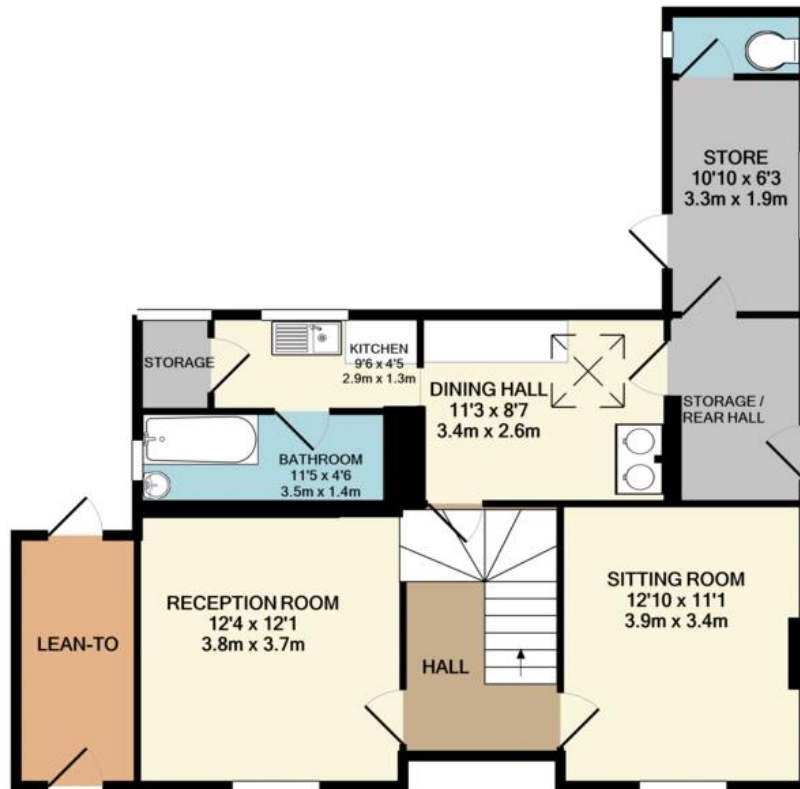
Upstairs are two good sized double bedrooms and a generous single. Both of the double bedrooms have great views to the front of the property and plenty of space for wardrobes and bedside tables. The third bedroom has a rear aspect looking over the colourful garden.

#### OUTSIDE

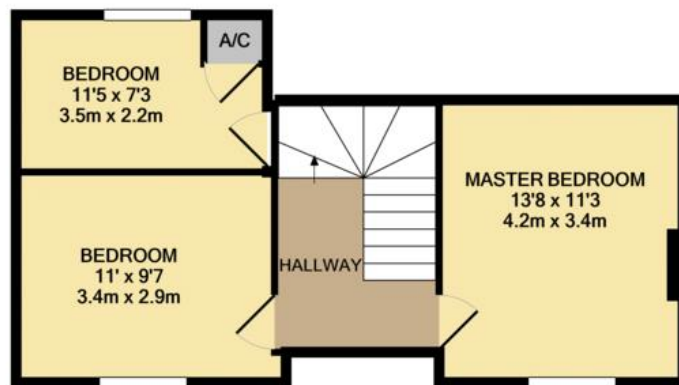
The garden is enclosed by a stone wall and beech hedge and is well tended. It benefits from a wide range of flowers, plants and shrubs along with some well established small trees. The garden is split into a patio area with a lovely rockery, an area of lawn surrounded by attractive borders and then a vegetable patch with cold frame and green house. The garage located at the rear can be accessed from the greenhouse. In addition, at the side of the property is a lean-to offering further covered storage. Lastly, on the opposite side of the road is a large area of further garden belonging to Hill View House presently being used as a vegetable patch. It is approximately 10m x 10m and is set within a stone walled boundary with a side gate giving access from the property.







GROUND FLOOR



1ST FLOOR

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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