



- A five bedroom semi detached cottage
- Attractive lounge with feature fireplace
- Options on as many as five or six bedrooms
- Lovely gardens situated to the front of the property
- Easy parking and a garage
- Excellent location with countryside on the doorstep

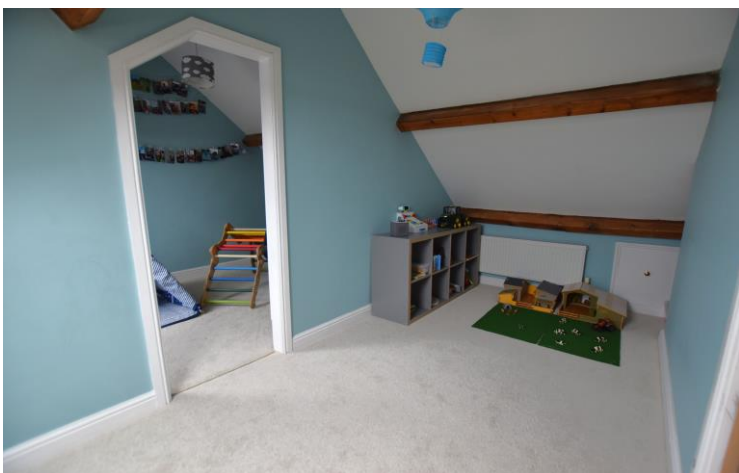


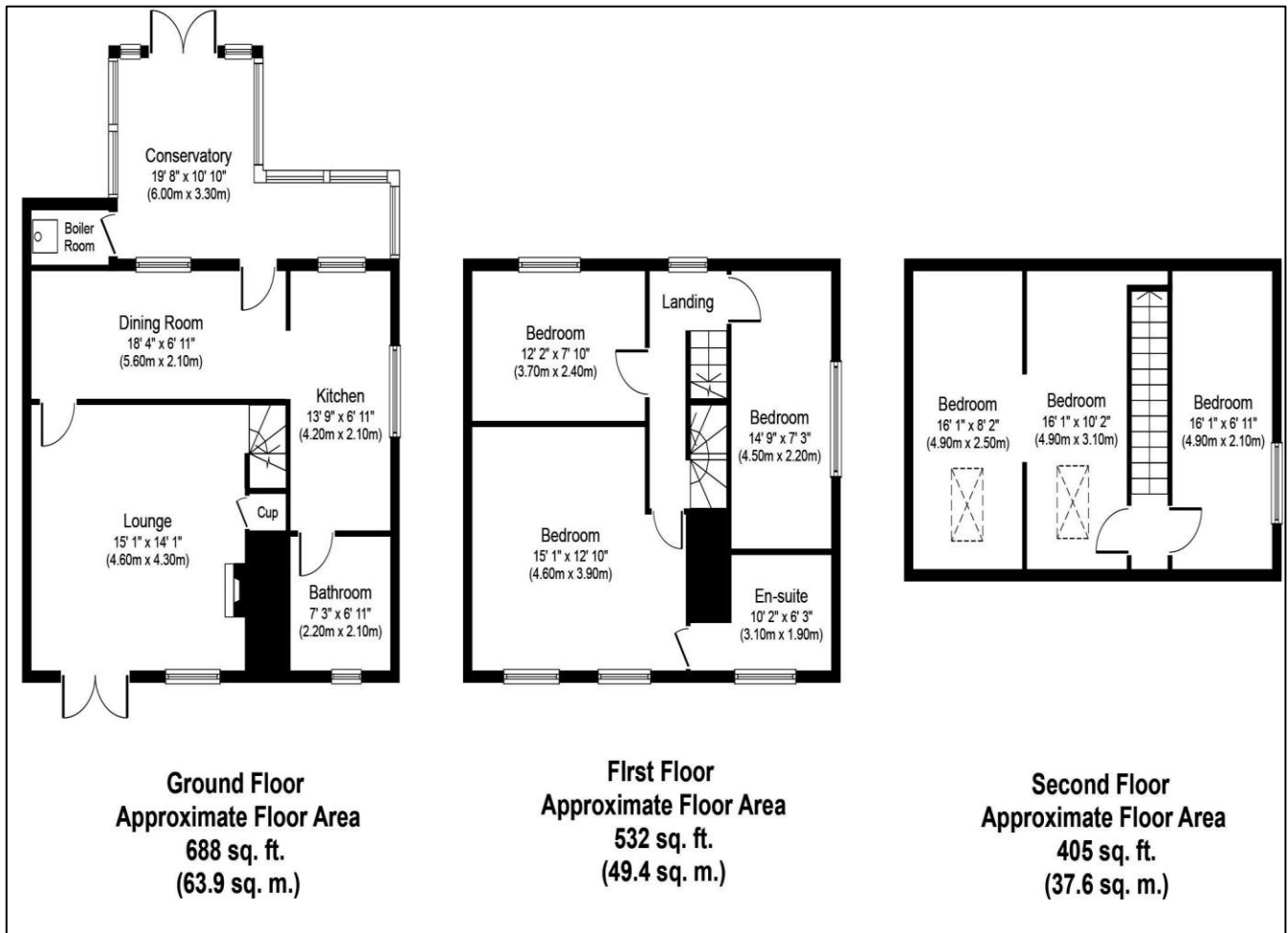
***'A quite unique cottage offering a huge amount of accommodation all set in a semi rural location with open fields and countryside right on your doorstep!'***

A semi detached, natural stone cottage offering as many as five bedrooms over three floors and all set in a pretty, rural location. As you enter the property from the garden, there is a good size conservatory with a door into a boiler room/store. There is then a well fitted, L shaped kitchen/dining room and to the rear of the property is an attractive lounge with feature fireplace with log burner, wood flooring, stairs to the first floor and a door out to the rear. The main bathroom is also located on the ground floor. On the first floor there are three lovely sized bedrooms all with a view and the main bedroom is especially large and benefits from an en suite shower room. Further stairs rise to the top floor, where there are at least two further bedrooms and an additional room that could be a playroom, home office or dressing room. The property has plenty of charming character and feature and also has oil CH, septic tank drainage and double glazing.

The outdoor space is primarily located at the front of the property with a well maintained garden that enjoys mature beds, level lawn and a decked seating area, all with a lovely outlook towards open fields to the front. At the rear, there is an enclosed section of garden laid to artificial turf. The property also has easy parking for a couple of vehicles and a stone built garage (currently partitioned internally). Situated on the Southern outskirts of the village, the property is within close proximity of open countryside. The village centre is just half a mile or a ten minute walk where a small selection of shops can be found. There is also a popular primary school and swimming pool within the same distance. Bath city centre is ten miles and Bristol city centre is fourteen miles, therefore making this property an ideal commuter base.







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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 46   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

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