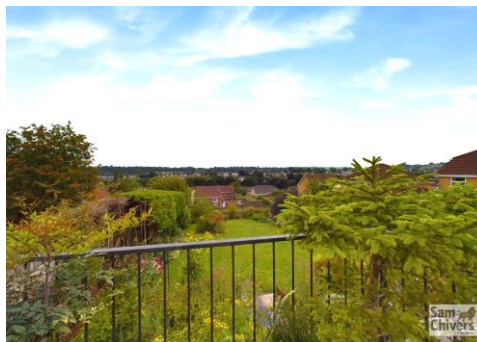




- A substantial, mature detached property with large garden and panoramic views!
- Spacious lounge dining room with patio doors with views, opening onto the patio
- A light and airy fitted kitchen breakfast with views, side entrance lobby and utility room
- Four bedrooms, all double bedrooms, one with an ensuite bathroom, further family bathroom
- Study with panoramic views, mains gas central heating and double glazing
- Private driveway parking, large and fully enclosed, private south facing rear garden



"A substantial detached property which enjoys a large garden and impressive, far-reaching views".

The accommodation is arranged over two floors, the lower ground floor boasts a lounge opening into a spacious dining room with patio doors (views). The kitchen breakfast room has a range of fitted base units, space for a table and views. This room connects well with the side entrance lobby and utility store. Further on this floor is a bedroom and ensuite bathroom. The ground floor comprises a large master bedroom with dressing area and door into study, both rooms enjoy panoramic views from this aspect. There are two further double bedrooms and a roomy family bathroom. Mains gas central heating and double glazing. Outside to front is private drive. Gated access to the side leads down to a large fully enclosed garden arranged over two levels with an extremely sunny patio terrace and steps down to an expansive lawn. From the patio there is a pathway leading to a cellar with power and lighting. The lawn is bordered by mature shrubs and flower borders.

The property is situated just a short walk from Midsomer Norton Greenway. Bath city centre is 12.5 miles and Bristol 16.5 miles. The high street of Midsomer Norton and Tesco superstore are both a 15 minute walk.

**Tenure:** Freehold. **Council Tax Band:** E



**LOWER GROUND FLOOR**  
APPROX. 89.4 SQ. METRES (961.8 SQ. FEET)



**GROUND FLOOR**  
APPROX. 74.1 SQ. METRES (798.0 SQ. FEET)



**TOTAL AREA: APPROX. 163.5 SQ. METRES (1759.7 SQ. FEET)**

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
©2018 reduced.com, filed in

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

**rightmove**  **Zoopla**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

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

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.