



- A stunning detached four-bedroom family home built circa 2020
- Secure gated entrance leading to a large double garage
- Two-bedroom self-contained apartment/ancillary accommodation
- One-bedroom detached bungalow with private garden
- All situated within approx 3.75 acres of land
- Picturesque rural location, surrounded by fields yet just 8 miles from Bath.



'A rare opportunity is this impressive detached family home, double garage, a two bedroom apartment and also a one bedroom cottage all situated within just under 4 acres of land!' This unique detached home has been built to a very high specification with exacting attention to detail during its construction and also has the benefit of being set upon just under 4 acres of land perfect for horses or similar and enjoys a large double garage with two bedroom apartment/annexe above and a one bedroom separate dwelling within its grounds. The main home is approached via a single track lane and upon arriving is truly impressive being set behind secure electric gates and being largely glass fronted with a sunny Southerly aspect flooding the front aspect of the property with natural light. The ground floor offers spacious, modern living accommodation with bi-folding doors from the rear onto a beautifully tended and private rear garden. A stunning solid Oak staircase rises to a galleried landing where three large double bedrooms can all be found, each with an en suite and the main bedroom also enjoying a dressing room and a mezzanine level plus a superb view where the sun can be seen setting in the evening. The main property has air source central heating, double glazing and there are a whole host of additional attractive, contemporary features waiting to be explored! Externally the property has a double garage with electric door and an abundance of parking and the rear half is currently partitioned as storage. Above the garage is a smart self contained, two bedroom apartment and the one bedroom cottage again is largely independent of the main home with generous sized accommodation plus its own enclosed garden. In front of the property is a fully enclosed paddock with five bar entry gate and beyond the rear of the property is a further enclosed parcel of sloping land perfect as a small holding or potentially more should a prospective buyer wish to explore other avenues. There are two further smaller sections of land currently utilised as storage and an allotment. For more information and detail on this fantastic opportunity please contact the selling agent on 01761 411020. Camerton is a small hamlet located just over a mile from the village of Timsbury where a selection of shops, a popular primary school, doctors surgery and a bistro/café can be found, amongst other services. Bath city centre is just seven miles and Bristol city centre is fourteen miles, making this property the perfect escape to the country and yet within an easy commute of both cities. Lovely countryside walks also make this a great location for dog walking and leisure.

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







Main House Ground Floor



Main House First Floor



Detached Bungalow



Garage Groundfloor



Apartment above Garage

Approximate total area<sup>(1)</sup>

3782.98 ft<sup>2</sup>

Reduced headroom

103.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	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)

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.