



- A four bedroom detached house occupying a level corner plot
- Spacious lounge with "Minstel" open fireplace
- Feature fitted kitchen dining room with patio doors onto garden
- Four bedrooms with master ensuite and family bathroom
- Handy ground floor cloakroom, conservatory and attached side garage
- Private driveway parking to front for three cars

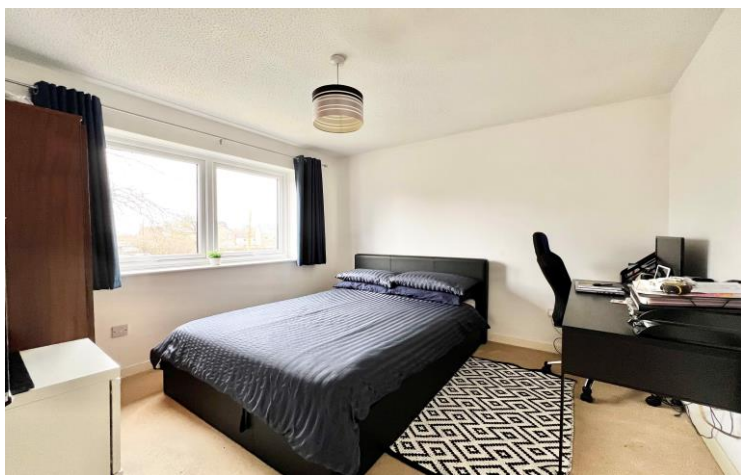


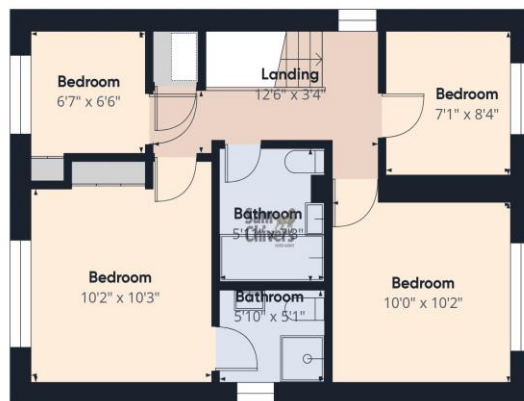
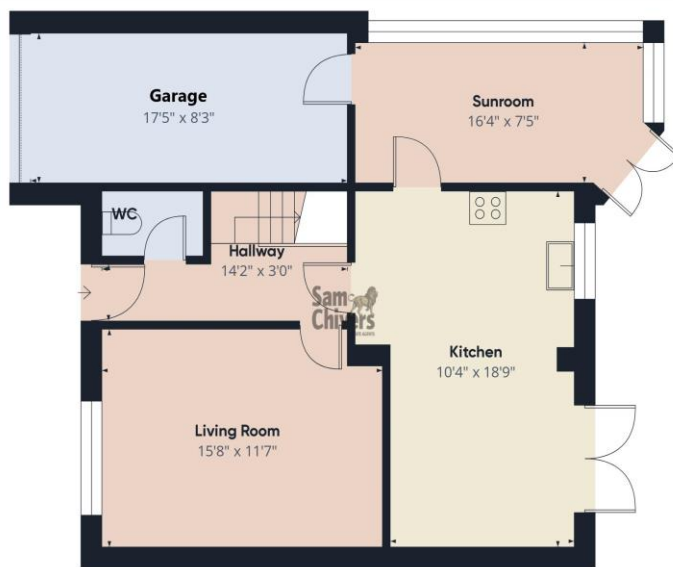
"A detached village property occupying a level corner plot, boasting a feature kitchen and a private fully enclosed Southwest facing garden". The accommodation comprises entrance hallway with handy cloakroom, lounge to front with "Minstrel" open fireplace. A fresh and modern kitchen dining room spans the entire width of the property to rear and boasts a wide range of fitted units and plenty of space for a large family dining table and patio doors opening onto the rear garden. From the kitchen there is also a door into a side conservatory with doors into garage and onto garden. On the first floor are four bedrooms, two doubles and two decent single bedrooms. The main bedroom has an ensuite. There is an attractive family bathroom with shower over bath. Mains gas central heating and upvc double glazing.

Outside to front is a private drive providing parking for three cars and leading to the attached side garage. Gated side pathway leads into a large rear garden mainly laid to lawn with paved patio and decked patio. Also to the rear garden are double gates opening onto a secure storage hard standing.

Open countryside is on the doorstep, there is also a popular primary school, convenience store with post office and filling station, village pub, regular public transport. Bristol city centre is 11 miles and Bath city centre 12.5 miles making this property a perfect commuter base.

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





Approximate total area[®]
1227.51 ft²

(1) Excluding balconies and terraces

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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21-38	F		
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