



- An attractive four double bedroom detached family home
- Occupying a quiet, secluded position away from passing traffic
- Light and bright lounge and feature open plan kitchen/dining/family room
- Main bedroom with lovely en suite bathroom on a mezzanine level
- Garage, parking and level garden with a stone workshop
- Excellent commuter base for those needing regular access to Bath



'This exceptional detached family home occupies a super quiet, tucked away position within the village and is one to be viewed to appreciate the full extent of the living space on offer!'

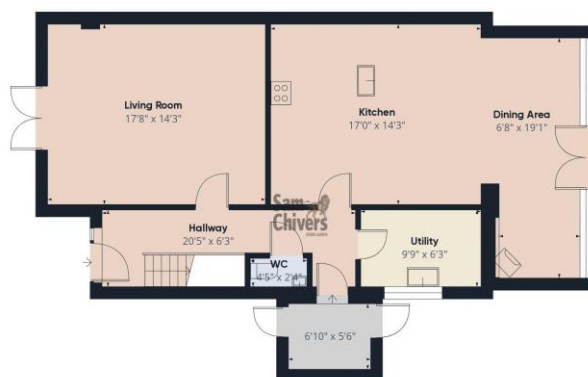
Built in 2008 and offering spacious accommodation set over three levels, this modern four bedroom detached family home offers something a little different to really capture a buyers imagination! The accommodation is well proportioned and comprises a welcoming entrance hallway with a handy ground floor wc and stairs to the first floor, lounge with French doors out to the front and two velux windows bringing in an abundance of natural light and there is a large open plan kitchen/dining room with solid work surfaces and oak fronted units plus an additional family seating area with a log burner and there are doors opening to the garden. The property also has a useful utility room and side porch. On the first floor there are three double bedrooms with the main bedroom enjoying an attractive en suite bathroom on a mezzanine level accessed via a spiral staircase. The main family bathroom is also on the first floor and is a very generous size accommodating both a Jacuzzi bath and separate shower enclosure. Further stairs rise to a fourth double bedroom on the top floor. The property is beautifully finished and benefits from under floor heating, solar panels (contributing towards the hot water), ceiling speakers to ground floor living areas as well as having both gas central heating and double glazing. Vendors suited with onward plans.

Externally the property is approached via a driveway serving just three secluded properties and has a large single garage and easy parking. The front garden is laid to paving with gravelled beds and access leads up to the front door. The rear garden is lovely and private and is laid to a combination of patio and a mature, well maintained lawn. To the far end is a stone-built workshop with power and lighting.

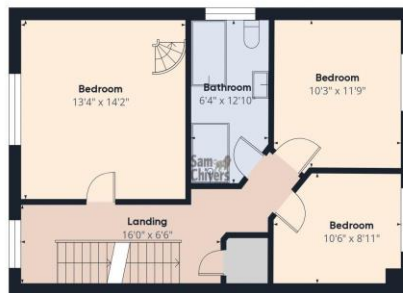
Eckweek Lane is a desirable location and comprises a variety of mature properties in the village of Peasedown St. John that is well served and offers a good Primary School, doctors surgery, pharmacy, convenience store plus many more amenities, along with offering easy access to The Georgian City of Bath to which public transport runs regularly from the village centre.

Tenure: Freehold Council Tax Band: D





Floor 0 Building 1



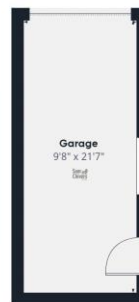
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area[®]
2144.5 ft²
Reduced headroom
47.26 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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39-54	E		
21-38	F		
1-20	G		

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