



- A substantial detached family home with seemingly endless accommodation
- Entrance hallway with handy cloakroom, lounge to front with feature fireplace
- Attractive kitchen recently fitted overlooking the garden, connecting well to a dining room
- Study / Playroom / Sixth Bedroom plus a boot room with access to the garden
- On the first floor there are five bedrooms, ensuite shower room and two bathrooms
- Expansive private drive, integral garage and good size West facing garden to rear



"A large, versatile detached family home with seemingly endless accommodation, enjoying a good size sunny garden and being a ten-minute walk to the village centre and just 7 miles from Bath city centre".

The accommodation comprises, ground floor, entrance hallway, cloakroom, lounge, dining room, attractive fitted kitchen with integrated appliances, study / playroom or sixth bedroom and boot room with direct access to the garden. On the first floor are five bedrooms and three bathrooms. The property has gas central heating and double glazing.

Outside to front is an expansive brick paved driveway leading to an integral garage with power and lighting. To the rear is a fully enclosed West facing garden which is mainly laid to lawn with patio area and well stocked flower borders.

This truly is a fantastic family home or alternatively would lend itself well to co-habitation with an elderly relative/s.

**Tenure:** Freehold.

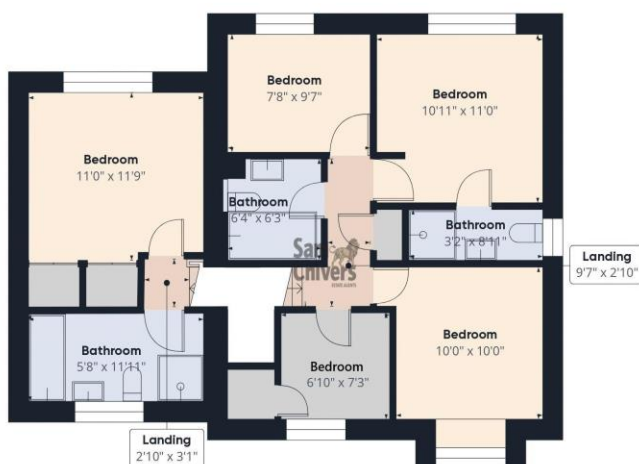
**Council Tax Band:** E.







Floor 0



Floor 1

Approximate total area<sup>†</sup>  
1611.59 ft<sup>2</sup>

(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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