



- An impressive, detached family home located in a much-sought location
- Entrance hallway with feature gallery landing on the first floor
- Light and airy lounge with natural stone fireplace and patio doors onto garden
- Fresh and modern fitted kitchen with integrated appliances and separate utility room
- Dining room with bay window overlooking the private rear garden
- Four good sized bedrooms, main bedroom ensuite and family bathroom
- Private drive, double garage and private enclosed garden to rear



"An impressive, detached family home situated in a much sought after and well-established residential location of this highly regarded Mendip village".

The accommodation comprises entrance hallway with cloakroom. A light and airy lounge with window to front, patio doors opening onto the garden and a natural stone fireplace. There is a fresh and modern fitted kitchen with integrated eye level double oven, inset gas hob, integrated dishwasher and polished quartz worktops, this room overlooks the garden and opens into a separate utility room which has a door to the side garden. The dining room is situated central to the rear of the house with a bay window overlooking the rear garden. On the first floor is an attractive gallery landing leading to four very good-sized bedrooms, ensuite to main bedroom and family bathroom with shower over bath. There is mains gas central heating and double glazing.

Outside to front there is a private drive, providing parking for three to four cars and leading to a double garage which has power and lighting. Bordering the driveway is a well tended lawn, mature shrub borders and evergreens. A gated pathway between house and garage leads to a fully enclosed and private rear garden, side door into garage. The rear garden is mainly laid to lawn with patio area, mature shrub planting, ornamental garden pond stocked with goldfish, bar-b-q area and timber summer house with power and lighting.

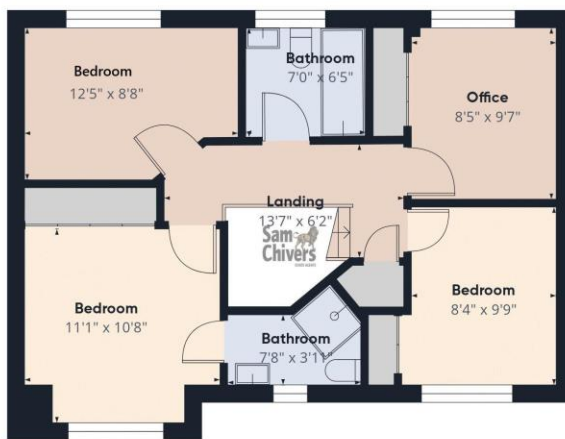
The village of Chilcompton is well served having a popular primary school "St Vigors", doctors' surgery, a Co-Op convenience store with post office, filling station and two public houses both serving food. Public transport running from Bath to Wells passes through the village on regular intervals. Countryside walks are easily accessible.

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
1547 ft²

Reduced headroom
2 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 are based on RICS IPMS 3C standard.

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