



- An impressive, modern detached village property
- Feature kitchen dining room, separate utility room
- Spacious lounge with patio doors opening onto garden
- Four very good sized bedrooms, ensuite and family bathroom
- Private drive parking and lawn to front
- Fully enclosed garden to rear enjoying much privacy



"A detached village property enjoying a quiet position as the head of a cul de sac, feature kitchen dining room and good size lounge opening onto a private rear garden".

Situated just 11 miles from the city centres of Bath & Bristol, a short walk from a primary school and popular village pub. Greyfield Woods a location of outstanding natural beauty is a 15-minute walk.

The accommodation comprises an entrance lobby leading into a feature kitchen dining room with a good range of fitted units and ample space for a family dining table. Separate utility room with door to garden. Central hallway, cloakroom and double doors leading into a roomy lounge with a private aspect looking over the rear garden. On the first floor are four very decent sized bedrooms, the master bedroom has an ensuite and there is a family bathroom with panelled bath and walk in shower enclosure.

Outside to front is a private drive and lawned garden with the potential to provide further parking. Gated side access leads into a full enclosed lawn garden adjoins a mature wooded area. Timber garden shed.

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





Floor 0



Floor 1

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

1496 ft<sup>2</sup>

138.9 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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21-38	F		
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