



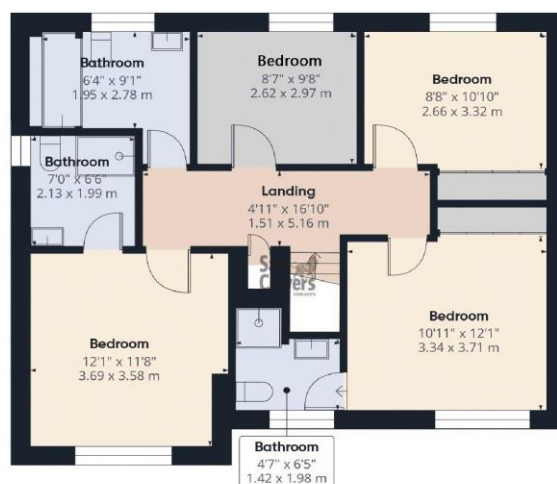
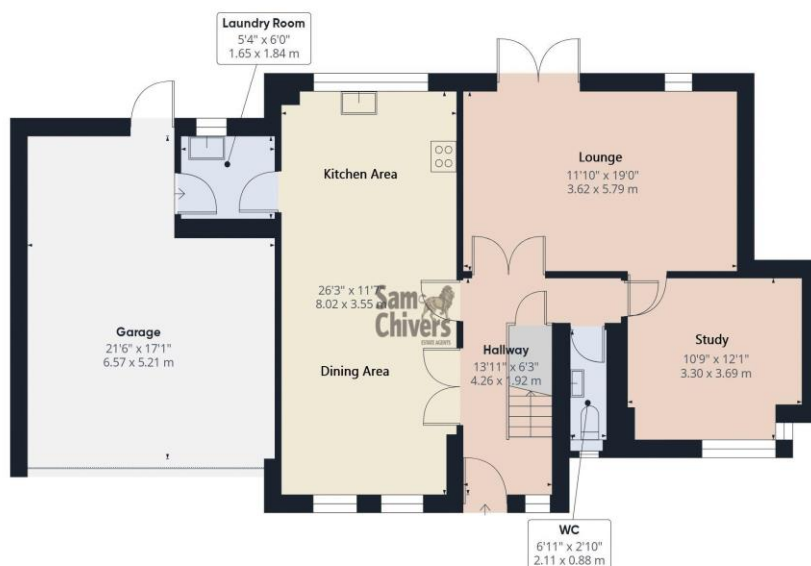
- A substantial detached rural property just 7 miles from Bath city centre
- Feature kitchen dining room with extensive range of units, polished granite worktops
- Spacious lounge with a private sunny aspect across the rear garden
- Study, cloakroom, separate utility room, gas central heating and double glazing
- Four double bedrooms, two ensuite shower rooms and family bathroom
- Double width drive to double garage, large, private West facing garden



"A substantial detached rural property located just seven miles from the city centre of Bath, presented in excellent decorative order with a feature kitchen dining room and a large West facing garden to rear". The accommodation comprises entrance hallway with staircase rising to first floor, under stairs cupboard and a handy cloakroom w.c. There is a spacious lounge positioned to the rear of the property which has direct access onto the large garden and a pleasant private aspect. The feature kitchen dining room runs from front to back appreciating morning and afternoon sun, provides an extensive range of units complimented by polished granite worktops incorporating a breakfast bar and quality fitted appliances. There is ample space for a family dining table and all in all this room is a great entertaining space with glazed double door opening into the entrance hall. There is a study / second reception room enjoying a tucked away spot with window overlooking the front garden. Separate utility room with door leading into the attached double garage, and external door to garden. On the first floor are four double bedrooms two of which enjoy ensuite shower rooms and the family bathroom features the bath set into an attractive recess. Mains gas central heating and double glazing throughout. Outside to front is a double width private drive leading to the double garage with up and over doors. To the left is a gated pathway leading into a large west facing lawned garden, bordered by trees and pergola with mature climbing wisteria displaying spectacular white blooms in late spring. The Heritage is a rural, executive style development comprising of just 8 large detached houses all sitting on the doorstep of open countryside. The nearby village of Timsbury is extremely well served and is just a two minute drive from the property.

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





Approximate total area⁽¹⁾
 1845 ft²
 171.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  **Zoopla**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.