



- A semi-detached home providing extensive accommodation
- Entrance porch into entrance hallway with oak staircase and flooring
- Lounge with feature log burner & dining room with ample space for table
- Luxury fitted kitchen, breakfast area, cloakroom and conservatory
- Three double bedrooms, attractive bathroom, stairs to loft store
- Impressive approx. 150ft west facing garden and private parking.



"A semi-detached period home offering extensive accommodation and a large West facing garden measuring approx. 46 metres or 150ft in length which adjoins open countryside".

The village of High Littleton benefits from a primary school with an "outstanding" Ofsted rating, there is also regular public transport, two convenience stores, hairdressers, award winning chip-shop, traditional village pub and car repair workshop. The house is 10 miles from Bath city centre and 11 miles from Bristol city centre. There is easy access to open countryside including Greyfield Woods a place of outstanding natural beauty.

The accommodation comprises entrance porch opening into an entrance hallway with feature oak staircase and oak flooring which continues throughout the main of the ground floor. The lounge enjoys a log burner, and the dining area provides ample space for a good size dining table. There is a luxury fitted kitchen with an extensive range of units with, integrated appliances complimented by polished granite worktops, on from this area is a breakfast area with patio doors onto the garden and a handy ground floor cloakroom. A conservatory adjoins the kitchen and opens out onto the rear garden. On the first floor are three double bedrooms and an attractive fitted bathroom suite with walk in shower, panelled bath and basin with vanity cupboard. From the main bedroom double doors open onto a staircase rising to a loft store with velux windows. Gas central heating and double glazing throughout.

Outside to front is private drive parking for one car. A gated side path leads into an impressive west facing rear garden with decked patio, paved patio, workshop with power & lighting. Slated gazed area, log stores, vegetable plot and lawn with mature apple tree running up to a natural stone wall which adjoins open countryside.

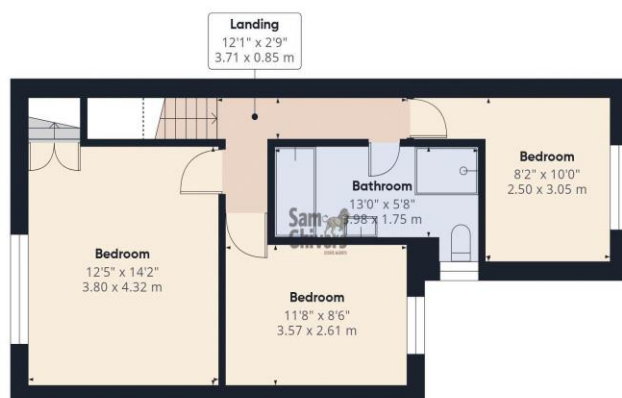
**Tenure:** Freehold. **Council Tax Band:** C.



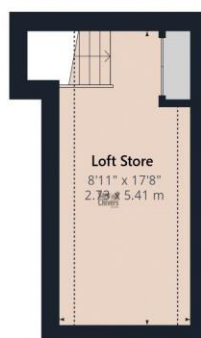




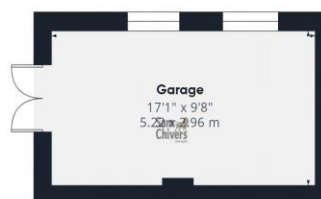
Floor 0 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 0 Building 2

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

1611 ft<sup>2</sup>

149.5 m<sup>2</sup>

Reduced headroom

30 ft<sup>2</sup>

2.8 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.

GIRAFFE360

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

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](mailto: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.