



- An attractive detached village property enjoying far reaching views
- Entrance hallway, groundfloor cloakroom, gas central heating
- Lounge with feature log burner and patio doors onto garden
- Kitchen dining room with a good range of units and solid wood worktops
- Three decent sized bedrooms, ensuite and family bathroom
- Private drive, attached garage, garden room, private west-facing garden



"An attractive detached village property enjoying a private west-facing garden, backing onto open fields and far-reaching views toward the Mendip hills".

The accommodation comprises a sheltered front door opening into an entrance hallway, which benefits from a deep storage cupboard and handy cloakroom. The lounge is positioned to the rear with feature log burner and patio door opening onto the rear garden. There is a roomy kitchen dining room with a range of fitted units, hardwood worktops and ample space for a table. On the first floor are three bedrooms, the principal bedroom has an ensuite shower and the main bathroom has a shower over bath. Gas central heating.

Outside to front is a paved private drive leading to an attached side garage. The garage has power, lighting and a door to rear leading into a garden / potting room with door and window to garden. The rear garden is a big feature of this property being extremely private, west-facing and adjoining open fields, with lawn and patio. The property is offered for sale with no onward chain.

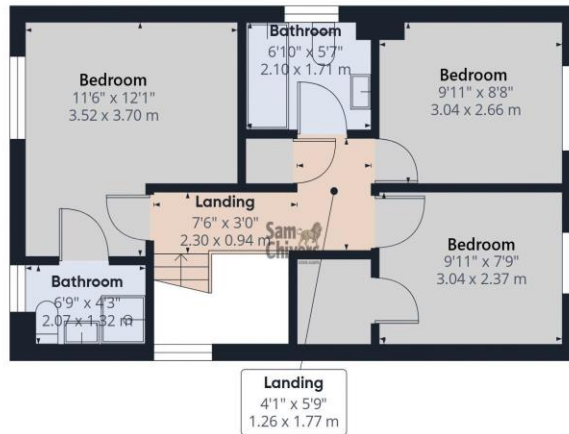
The village of Timsbury is extremely well served having a primary school with an "outstanding" Ofsted rating. There is a convenience store, newsagents, doctors surgery, pharmacy, tea rooms and traditional village inn. Alongside all of the above the property is 8 miles from Bath city centre and 14 miles from Bristol city centre.

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





Floor 0



Floor 1

Approximate total area^m
1084 ft²
100.7 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.

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