



- A versatile detached home set within a half acre plot
- Rural location surrounded by open fields and countryside
- As many as four bedrooms available and three bathrooms
- Expansive plot of mature lawns, and private, sunny decked seating areas
- Double garage, ample parking and large timber workshop
- Quiet picturesque location that is commutable to Bath & Bristol



'If you are looking for peace, quiet and tranquillity in a pretty countryside setting then look no further than this spacious detached home set in approx half an acre plot!'

Set within a super plot measuring approx half an acre, lies this versatile four bedroom detached home, located at the head of a single vehicle track and offers a huge amount of privacy and is almost surrounded by open fields and countryside in this beautiful rural setting. The property offers a great deal of flexible accommodation and comprises a welcoming entrance hallway with stairs rising to the first floor and has doors to all ground floor living accommodation. The lounge is light and bright and overlooks the gardens, there is a kitchen/dining room again with doors out onto the front deck and there is a sizeable utility room/boot room housing the oil boiler. Also on the ground floor are two double bedrooms or additional reception rooms and a bathroom. On the first floor there are two further large double bedrooms both with lovely views. The main bedroom has an en suite shower room and fitted wardrobes and the other double has a small kitchenette style area and there is also a further shower room in very smart order. Oil fired central heating and double glazing.

Externally the property is situated on a sizeable, mature plot with plenty on offer. Initially the property is approached via a single vehicle track serving just a handful of secluded properties. Once you reach the double gates there is an in and out driveway with parking for several vehicles and also a large double garage and garden store. The property has expansive lawns to the front, side and rear making the perfect space for a growing family to enjoy and explore, a raised sunny deck to the front and there is a further timber workshop with power. The property has so much outdoor space to utilise and beyond its rear boundaries is open fields and countryside.

Withy Mills is a rural superb close to the villages of Paulton and Timsbury and is well placed for a commute to both Bath & Bristol. Bath city centre is nine miles and Bristol city centre is fourteen miles. The village of Paulton well served village with a wide range of services on offer and public footpaths and idyllic walks are readily available close by. **Tenure:** Freehold **Council Tax Band:** F





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