



Wa-Sahlan, Church Hill, Lower Writhlington, Bath, BA3 5TZ

Guide Price £650,000

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## Wa-Sahlan, Church Hill, Lower Writhlington, Bath, BA3 5TZ

Nestled in a charming village in a serene countryside setting, Wa-Sahlan offers a spacious and inviting retreat for families seeking privacy and relaxation. This detached residence boasts a delightful 1980's design with modern amenities, including a cosy living room with a log burner, a study room, and a contemporary fitted kitchen perfect for family gatherings. The property's expansive grounds feature lush gardens, a log store, a summer house, and a paddock with an orchard, providing ample space for outdoor activities. With four bedrooms, a snug area, and a potential gym annexe, there's room for everyone to unwind comfortably. The surrounding area of Writhlington offers a picturesque backdrop for nature enthusiasts and history buffs alike, ensuring a harmonious blend of tranquillity and convenience for families looking to call this place home.







## Hallway

Obscure double glazed door and window to the front aspect, recessed spot lights, stairs leading to the first floor, wall lights, radiator and vinyl flooring.

## Cloakroom

2.33m x 1.01m (7'7" x 3'3")

Obscure double glazed window to the front aspect, wall mounted Ideal Boiler, pedestal wash hand basin, low level WC, radiator and vinyl flooring.

## Living Room

6.01m x 3.38m (19'8" x 11'1")

Double glazed French doors leading onto the rear garden, double glazed window to the front aspect, fire place with a wooden beam, slate hearth and inset log burner. Two radiators and a television aerial.









## Study

3.08m x 2.77m (10'1" x 9'1")

Double glazed window to the rear aspect, radiator and telephone socket.

## Kitchen

4.21m x 2.75m (13'9" x 9'0")

Double glazed window to the side aspect, opening into the dining room and passage door to the hall. Recessed spot light with a range of wall and base units with solid work surfaces and splash backs, kick board and underlighting, inset sink with a mixer tap. There is a range of integral appliances including a four ring induction hob with an extractor hood over, double oven, microwave and dishwasher. There is space for a fridge/freezer finished with luxury vinyl flooring.

## Dining Room

3.59m x 2.99m (11'9" x 9'9")

Double glazed French doors and Windows opening onto the rear garden, open to the



## Lobby

3.45m x 1.58m (11'3" x 5'2")

Obscure double glazed door to the front aspect, passage doors to the dining room, utility room and snug. Loft hatch, recessed spot lights, cupboard housing the consumer unit, radiator and vinyl flooring.

## Utility Room

2.47m x 1.29m (8'1" x 4'2")

Recessed spot lights, a range of wall and base units with laminate work surfaces, sink unit with mixer tap, space for a washing machine and tumble dryer, finished with vinyl flooring.

## Snug

4.86m x 3.18m (15'11" x 10'5")

Double glazed windows to the front and rear aspects, two wall lights, tow radiators and a television aerial.



## Den

5.24m x 4.89m (17'2" x 16'0")

Two double glazed windows to the front and rear aspects, passage door to the den, night storage heater and a loft hatch with pull down ladder, boarding and light.

## Landing

Auriol double glazed window to the front aspect, loft hatch with pull down ladder, partial boarding and light, smoke alarm, thermostat control and an airing cupboard with a tank and shelving.

## Bedroom One

4.12m x 3.51m to wardrobes (13'6" x 11'6")

Double glazed window to the rear and side aspects, recessed spot lights, a range of fitted wardrobes, two wall lights (smart controlled) and a radiator.





### En-suite

2.27m x 1.76m (7'5" x 5'9")

Double glazed window to the front aspect, extractor fan, recessed spot lights, partially tiled and vinyl boarded walls, shaving socket, chrome towel radiator and vinyl flooring. There is a white suite comprising a shower cubicle with mixer shower over, vanity unit with a wash hand basin over and a low level WC with a hidden cistern.

### Bedroom Two

3.4m x 3.1m into door recess(11'1" x 10'2")

Double glazed window to the rear aspect, recessed spotlights, fitted double wardrobe and a radiator.

### Bedroom Three

3.39m x 2.78m (11'1" x 9'1")

Double glazed window to the front aspect, recessed spot lights, fitted double wardrobe and a radiator.



### Bedroom Four

3.09m x 2.25m (10'1" x 7'4")

Double glazed window to the rear aspect, recessed spot lights and a radiator.

### Bathroom

2.28m x 1.78m (7'5" x 5'10")

Obscure double glazed window to the front aspect, recessed spot lights, extractor fan, chrome towel radiator, partially tiled and vinyl wall boards and tiled flooring. There is a three piece white suite comprising a bath with folding shower screen and a mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

### Rear Garden

Fully enclosed by hedge lined borders with a five bar wooden side gate and log store with a side gate to the east and west sides of the property. The garden is Southerly facing and has a full width sun terrace laid to patio stone immediately



### Front Garden

The front garden is deep set with borders of hedge, shrubs and a mixture of mature trees. The area is laid to lawn with shrubs and flowers. The LPG tank is hidden part way along behind shrubs.

Here you have clear views over the woodland below.

### Parking

There is a sweeping driveway laid to Tarmacadam which brings you to the house, at the top is a parking area with two further areas of Cerny stone where you can park four to five cars.



GROUND FLOOR

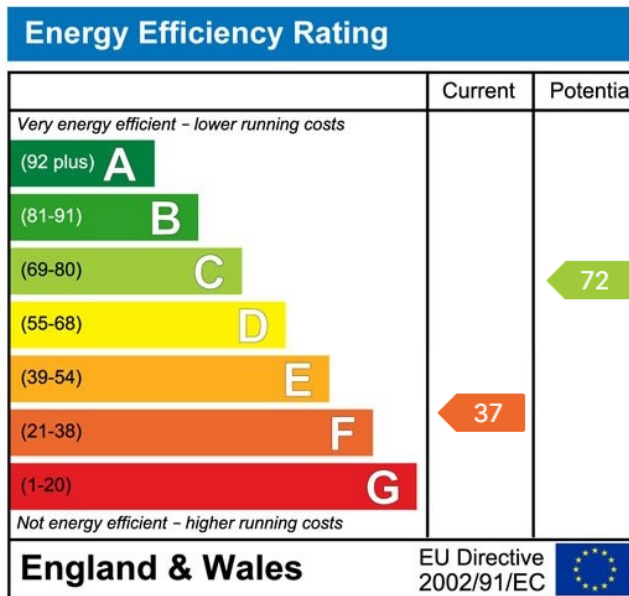


1ST FLOOR



TOTAL FLOOR AREA : 1983sq.ft. (184.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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