



Oakwell House, Broadway, Chilcompton, Bath, BA3 4JW

Guide Price £825,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

☎ 07595 898 050

Oakwell House, Broadway, Chilcompton, Bath, BA3 4JW

Quote Reference NF0664 To View

Nestled in the serene village of Chilcompton in Somerset, Oakwell House offers the perfect blend of modern living and countryside charm for families. This brand-new home boasts 2820 square feet of space, ideal for families seeking comfort and style. With five bedrooms including a spacious main suite, this property provides ample room for everyone. The large lawn and patio area are perfect for outdoor gatherings, while the efficient B Energy rating ensures sustainability. Broadway's tranquil surroundings and community atmosphere create a peaceful retreat for families. Nearby cities like Bath, Wells, and Bristol offer further opportunities for exploration and convenience. Embrace the joy of family living in this stunning home in the heart of Somerset.





Entrance Hall

4.53m max x 2.95m max(14'10" x 9'8")

Door to the front aspect with double glazed windows either side, double glazed skylight and a vaulted ceiling, stairs lead to the first floor with an understairs cupboard, under floor heating with herring bone style luxury vinyl flooring and wall mounted control panel.

WC

1.58m x 0.91m (5'2" x 2'11")

Obscure double glazed window to the front aspect, extractor fan, vanity unit with wash hand basin, low level WC and herring bone style luxury vinyl flooring with under floor heating.

Living Room

7.31m x 4.43m (23'11" x 14'6")

Double glazed box bay window to the front aspect and double glazed Bi-folding doors to the rear aspect, French doors to the kitchen, television and broadband sockets, fire place with granite hearth and inset log burner, under floor heating, carpet and a wall mounted control panel.





Kitchen/Dining Room

7.31m x 4.17m (23'11" x 13'8")

Double glazed window and sliding doors to the rear aspect, French doors to the entrance hall and living room, recessed spot lights, smoke alarm, a range of wall and base units with a breakfast bar finished with a quartz work top and splash back. The kitchen has a inset dual sink with mixer tap over, a range of integral appliances including a fridge/freezer, dishwasher and a free standing Range Style cooker with an extractor hood over. The room is finished with herring bone style luxury vinyl flooring with under floor heating and a wall mounted thermostat control.

Rear Lobby

2.69m x 2.12m (8'9" x 6'11")

Interconnecting the bedroom, bathroom and utility room from the kitchen with luxury vinyl flooring with under floor heating.

Bedroom Five



Shower Room

2.66m x 1.95m (8'8" x 6'4")

Obscure double glazed window to the rear aspect, extractor fan, recessed spot lights, shaving socket, electronic mirror, partially tiled walls, wall mounted chrome towel radiator and tiled floor with under floor heating. There is a three piece suite comprising a walk-in shower cubicle with two shower heads, vanity unit with wash hand basin and a low level WC with a hidden cistern.

Utility Room

3.19m x 2.65m (10'5" x 8'8")

Double glazed window and door to the rear aspect, extractor fan, base unit with laminate work tops with a stainless steel sink and mixer tap, space for a washing machine and tumble dryer. Finished with luxury vinyl floor and under floor heating.

Double Garage

5.74m x 5.46m (18'9" x 17'10")



Landing

7.39m x 4.06m (24'2" x 13'3")

Double glazed dormer and skylight windows to the front aspect, banister with reinforced glass sides, loft hatch, radiator, carpet with underfloor heating and wall mounted thermostat control. To the side is a large storage cupboard measuring 2.95m x 1.08m.

Bedroom One

7.26m x 4.43m (23'9" x 14'6")

Double glazed dormer windows to the front and rear aspects, two radiators and a television socket.

En-suite

3.06m x 1.26m (10'0" x 4'1")

Double glazed skylight to the rear aspect, extractor fan, partial vinyl wall boards, heated chrome towel radiator and an electronic mirror. There is a three piece suite comprising and double shower cubicle with sliding door and





Guest Bedroom

4.45m x 4.08m max (14'7" x 13'4")

Double glazed dormer window to the front aspect, radiator and a television socket.

En-suite

2.02m x 1.85m (6'7" x 6'0")

Double glazed skylight window to the front aspect, extractor fan, recessed spot lights, vinyl wall boards, radiator and an eave hatch. There is a three piece suite with matte black tap furniture and comprising of a corner shower cubicle with mixer shower over, pedestal wash hand basin and a low level WC with a hidden cistern.

Bathroom

3.04m x 2.15m (9'11" x 7'0")

Double glazed skylight window to the rear aspect, extractor fan, recessed spot lights, marble style tiling, chrome towel radiator and an electronic mirror.



Bedroom Three

5.46m x 3.04m (17'10" x 9'11")

Double glazed dormer window to the rear aspect, radiator and a television socket.

Bedroom Four

3.67m x 3.06m (12'0" x 10'0")

Double glazed dormer window to the rear aspect, radiator and a television socket.

Rear Garden

28m x 8.91m (91'10" x 29'2")

Enclosed by wooden feather edge fencing with a side access gate. The garden is of a southerly aspect and has a large patio area with shingle borders, that can be reached from the living room and kitchen, towards the end is a area of Cerny stone where the Air source heat pump is located. The garden steps up onto a large lawn area.



Front Garden

A rendered wall and laurel hedge border, laid to a lawn across the width down to the driveway.

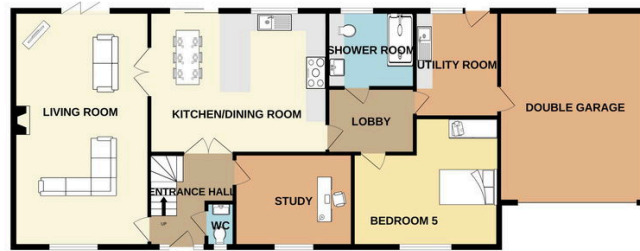
Driveway

Laid to Tarmacadam and can provide parking for up to four cars.

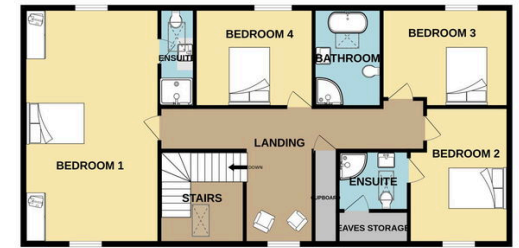
Agents Notes

The property is brand new and has a Architects warranty of 7 years

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2820sq.ft. (262.0 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.
Made with Metropix ©2024





eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29