



Hinton Charterhouse, Nr Bath  
£795,000





# Treetops

## Hinton Charterhouse, Bath, BA2 7SD

A Rare Detached Bungalow Built In The 1920's, Backing On To Open Countryside Set On The Fringes Of The Ever Popular Village Of Hinton Charterhouse. The Property Benefits From Sizable Gardens On Three Sides, With The Potential To Extend And Improve (Subject To Planning).

- Detached 1920's Dormer Bungalow
- Conservatory
- Two Further Bedrooms
- Two Reception Rooms
- Dining Room/Bedroom Four
- A Short Drive From Bath
- Large Kitchen/Diner
- Master Bedroom With En-Suite
- No Onward Chain



## **The Property**

A fantastic three/four bedroom detached dormer bungalow set in grounds amounting to about 1/2 an acre, with stunning countryside vistas, garage & plenty of off street parking.

Located on the fringes of the popular village of Hinton Charterhouse, with close proximity to the city of Bath the property boasts gardens and grounds on three sides which back onto open countryside, this together with flexible accommodation over two levels, this makes an ideal purchase.

Additional benefits include large tandem garage (the rear used as a potting shed), off street parking for in excess of four vehicles and the potential to further extend subject to planning.

## **The Situation**

Located in a picturesque position on the edge of the village of Hinton Charterhouse, on the Bath Side, backing onto open countryside to the side and rear.

The High Street with its selection of amenities is a short distance away. These include two public houses, a general store/sub post office, garage and village hall.

It is understood the village enjoys an active community with an annual summer fete, village cricket club and parish council. The City of Bath is some seven miles north and is well served with a regular bus service. Swift access is also afforded to the local market towns of Bradford on Avon, Trowbridge and Frome.

## **Entrance Porch**

Solid wood front door, double glazed windows, flag stone floor.

## **Entrance Hall**

"T" shaped with stairs to first floor.

## **Sitting Room**

A dual aspect room comprising square bay to the front with wooden double glazed windows set into stone mullions, side windows with wooden double glazed windows set into stone mullions, feature fireplace with stone surround and inset gas fire.

## **Dining Room/Bedroom Four**

Dual aspect room with wooden double glazed windows set into stone mullions, cornice.

## **Kitchen/Breakfast Room**

A triple aspect room with wooden double glazed windows set into stone mullions, wooden French doors to the front, door leading to conservatory, a range of wall and base units with wooden work tops over, inset single drainer with mixer tap, inset gas hob with extractor filter over, built-in electric oven, plumbing for washing machine & dishwasher, wall mounted gas boiler, wooden floor, space for table and chairs.

## **Conservatory**

Double glazed construction with stunning countryside vistas, doors to rear garden.

### **Bedroom One**

Square bay to the front with wooden double glazed windows set into stone mullions.

### **En- Suite**

Wooden double glazed windows set into stone mullions, walk-in shower with shower head over, wall mounted wash hand basin, concealed cistern WC, tiled walls.

### **Bedroom Three**

Wooden double glazed windows set into stone mullions with stunning countryside vistas.

### **Bathroom**

Wood casement double glazed window, panelled bath with centre taps, wash hand basin, low level WC, tiled walls, wooden floor.

### **First Floor Landing**

Velux roof light, double built-in cupboard with hot water cylinder.

### **Bedroom Two**

Dual aspect wood casement dormer window, built-in wardrobe, wall light point, eaves storage.

### **Shower Room**

Velux roof light, walk-in shower with shower head over, pedestal wash hand basin, low level WC, tiled walls, wooden floor.

### **Outside**

To the front is a long gravel drive leading to an area of parking for four plus vehicles with path leading to the front door.

The gardens are located on three sides of the bungalow and comprise of lawns, flower borders with various mature shrubs and plants, an area of coppice with mature trees, further area of lawn at the rear leading to the patio directly outside the conservatory.

### **Garage & Potting Shed**

Approach via wooden double doors a larger than average single garage leading into a further outbuilding currently used as a potting shed with window and personal door to the garden.

### **Agents Note**

The property is not connected to the mains sewer and believe it discharges into a soak away that existed when the property was built in circa 1924. This has been a functioning system that has not caused any issues since the property was bought in 1996. A quote is available to connect to the mains sewers.















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1785.58 ft<sup>2</sup>

165.89 m<sup>2</sup>

**Reduced headroom**

42.44 ft<sup>2</sup>

3.94 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

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## Miscellaneous items

EPC: D

Council Tax: F

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

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