

whiteley helyar



1,455 ft²



3/4 bedrooms



3 bathrooms



large garage &
driveway parking

Guide Price £625,000

Treetops, Hinton Charterhouse, Bath, BA2 7SD

A charming detached chalet style house on a generous plot of around half an acre backing directly on to open fields on two sides. This beautifully presented property offers over 1,400 square feet of versatile accommodation and retains a number of delightful features such as high ceilings, feature fireplaces and beautiful mullioned windows.

ACCOMMODATION

reception hall
entrance hall
double aspect sitting room
20ft kitchen dining room
conservatory
dining room / bedroom

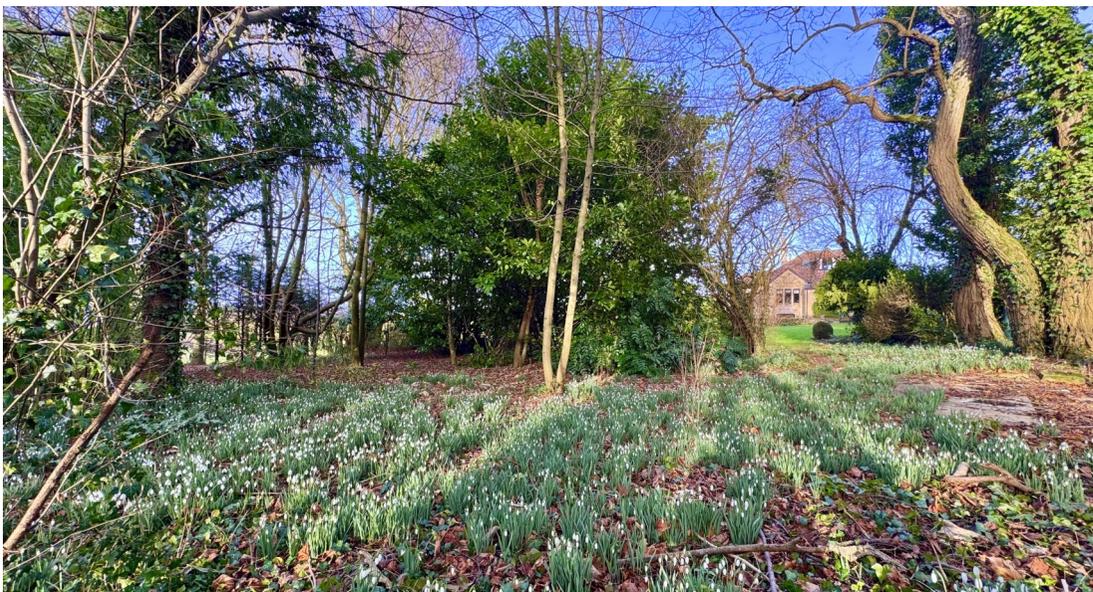
three further bedrooms
en-suite wet room to master bedroom
family bathroom
shower room
large garage and potting shed

EXTERNALLY

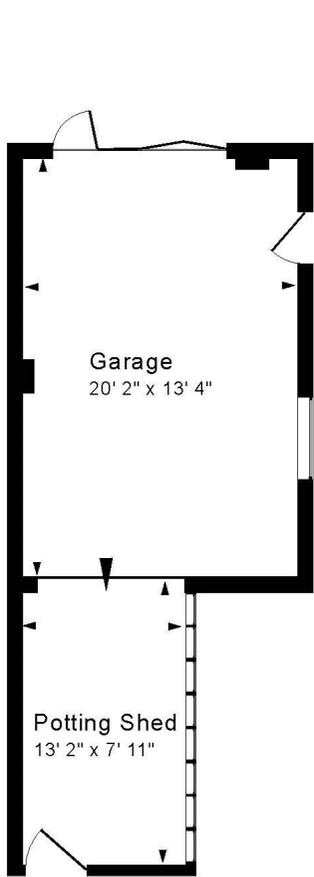
The gardens are beautiful, arranged into a number of areas; a lovely raised patio providing space to entertain whilst overlooking the garden and adjacent fields, an expanse of level lawn and pretty coppice carpeted with snow drops. There is a large sweeping driveway providing space to park several vehicles as well as access to the large garage/potting shed.

LOCATION

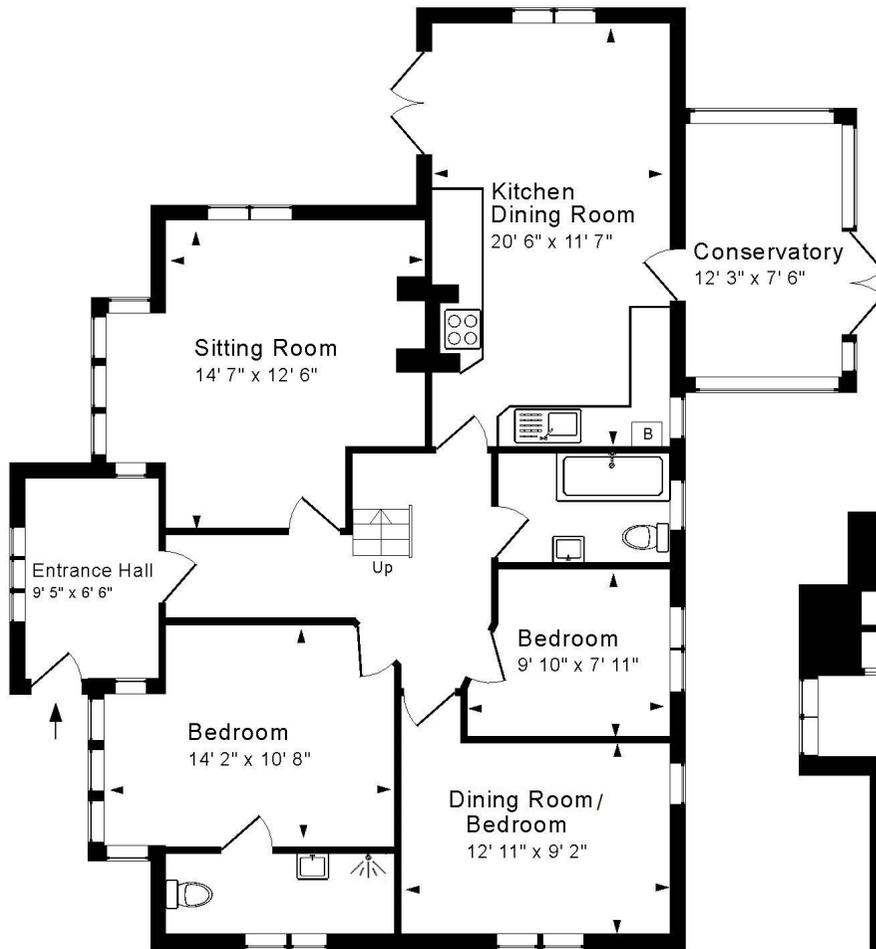
The property is positioned on the edge of this sought after village with its cricket ground, two good pubs, a post office and village shop. Wonderful walks are available in the rolling countryside around the village and the centre of Bath is less than 6 miles away served by regular buses.







Garage



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
20-25	A		B+
15-20	B		B
10-15	C		C
5-10	D		D
1-5	E		E
0-1	F		F
0	G		G

Energy efficient: 20-25 (range) 20-25 (range)
 England & Wales EU Directive 2002/91/EC
 www.eur-lex.europa.eu



Approx. Gross Internal Floor Area 1,455 Sq. Ft / 135 Sq. M
 Includes Conservatory and restricted headroom. Excludes Garage.
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 Drawing Number: 172-0801
 Treetops, Hinton Charterhouse BA2 7SD.

Tenure: Freehold
Council Tax Band: 'F' - £3,155.89

