

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

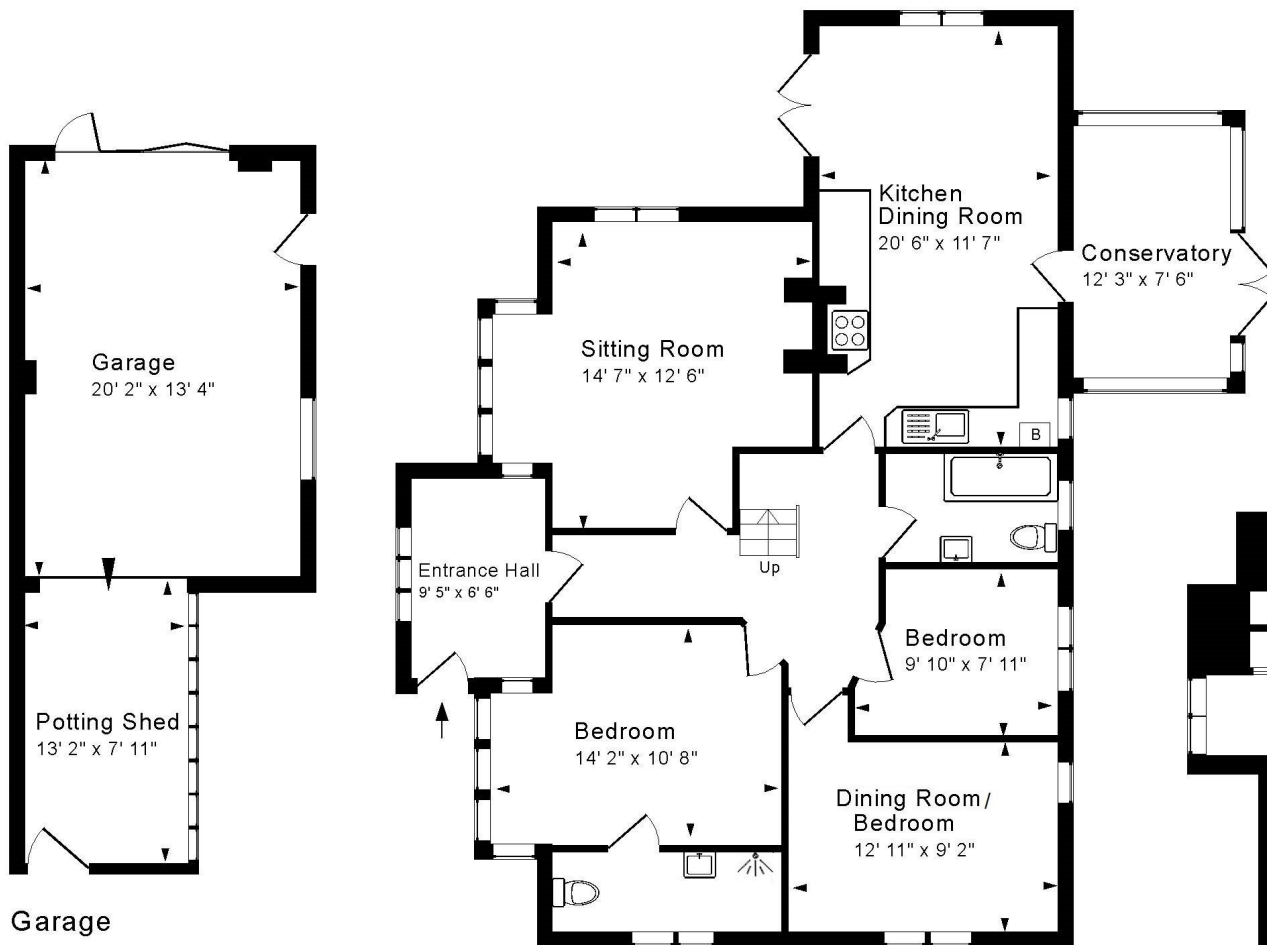
The gardens are beautiful, arranged into a number of areas; a lovely raised patio providing space to entertain whilst overlooking the garden and adjacent fields, an expanse of level lawn and pretty coppice carpeted with snow drops. There is a large sweeping driveway providing space to park several vehicles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

LOCATION

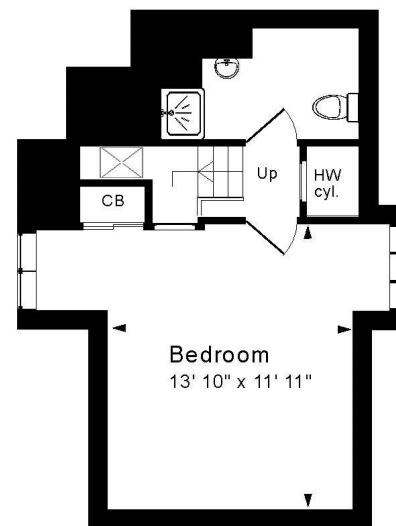
The property is positioned on the edge of this sought after village with its cricket ground, two good pubs, a post office and village shop. Wonderful walks are available in the rolling countryside around the village and the centre of Bath is less than 6 miles away served by regular buses.







Ground Floor



First Floor



Energy Efficiency Rating		
Energy efficiency class (based on the weighted average of the energy efficiency of the building elements)	Current	Potential
A		A
B		B
C		C
D		D
E		E
F		F
G		G
For energy efficient - higher ratings scale		
England & Wales		



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

