



Butts Batch, Wroughton
£795,000





Bedrooms: 5

Bathrooms: 3

Receptions: 3

Occupying a privileged, discrete position, on Butts Batch in Wrington, is 'Hillfield' - a much improved, detached, family home offering light and airy accommodation, with exceptional views to the rear over the surrounding countryside towards the beautiful Mendip Hills.

The property is approached along a neat gravelled driveway shared with just one other attractive homes, the last house on the drive and offering generous parking to the front as well as access to a large double garage with remote door and loft storage above.

Enter into a generous and attractive tiled hallway/boot room with plenty of space to decamp dirty boots and cloaks, and a glazed door continues into the inner hallway, off which you will find a handy cloakroom and access to the ground floor rooms and stairs to the first floor.

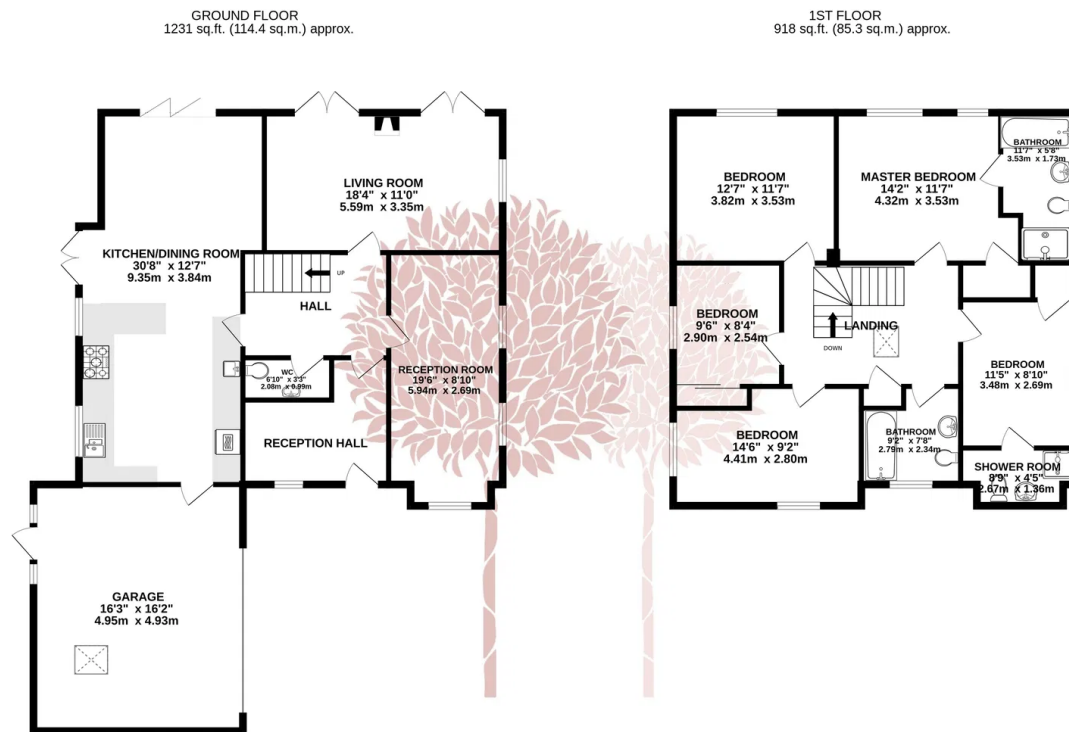
To the right of the hallway is a super dual aspect reception room which is currently utilised as a large home office, but would make a perfect dining room/play room or even a sixth bedroom. To the rear of the house, and enjoying an exceptional rural outlook through its two pairs of stylish grey patio doors, is the sitting room, a stylish contemporary room which also has a superb wood burning stove, beautiful oak floor and lovely dual aspect.



The exceptional 31' length kitchen/dining/family room is another beautifully appointed room, also blessed with superb dual aspect windows. The room features a generous array of chic modern wall and base units in a stylish mid grey colour palate. The kitchen units are complemented by a quality quartz counter top. The kitchen features twin eye-level ovens, gas hob, integrated dishwasher and plumbing for white goods, there is also provision for an American style fridge/freezer, and a smart breakfast bar for informal dining. French doors leading out to the side garden separate the kitchen area from a great sized dining/sitting area, perfect for entertaining, and there is also a superb pair of bi-fold doors to the rear of the room which flood the room with southerly light. There is a also a further door within the kitchen that links through to the double garage.

Moving onto the first floor you will find five bedrooms and the family bathroom, all accessed off the galleried landing area. The principal bedroom occupies a fantastic position to the rear of the house and is blessed with the best vantage point to enjoy the incredible rural views. The bedroom features a well-appointed en-suite bathroom that includes includes a separate bath and shower. The bedroom also features a walk in wardrobe and tasteful decoration. A second guest bedroom also benefits from an en-suite whilst the three remaining bedrooms share use of the smart family bathroom.





TOTAL FLOOR AREA: 2149 sq.ft. (199.7 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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The property's double garage is arranged to facilitate a multitude of purposes, with a useful utility area featuring plumbing for white goods and additional storage units. The floor of the garage features vinyl tiles which has allowed the room to be utilised as a home gym and playroom, and there are a good number of built-in store cupboards to the side, along with a fold-down ladder to access storage above. There is plenty of future potential for the garage (subject to the necessary consents).

What we love about this property... Hillfield is lucky enough to have gardens to three aspects, including a beautiful south facing rear garden where the lush green lawn and open post-and-rail fencing give a true sense of the countryside being right on your doorstep. There are two separate patio areas to enjoy breakfast, lunch and supper, and plenty of space to cultivate a home allotment and kick a ball about! We love the privacy of this superb garden and the various mature trees help create wonderful areas of shade to complement its sunny aspect.

Directions: Travelling from Broad Street in the centre of Wroughton, proceed down Station road towards Lower Langford, continue past the Church on your right. Just past The Glebe, you will find the gravel driveway to Hillfield. What3words: ///inches.recipient.exploring

Material Information: This property operates on gas central heating. Council Tax band: F EPC Rating: C

