



- An impressive and unique four bedroom home
- Packed full of charm and character and offering plenty of space
- Light and bright lounge with log burning fire
- Welcoming entrance vestibule and dining room
- Exceptionally private garden, studio, garage and driveway
- Offered for sale with no onward chain



'If you are looking for something that is a little different and that offers an abundance of character and charm coupled with a great amount of space then this one could be for you!'

Situated approximately 7 miles South of the Georgian city of Bath lies this super four bedroom property, quietly tucked away in a peaceful village setting and offering a huge amount of privacy. As you approach the property there is a pillared front door which leads into a welcoming entrance vestibule with the stairs leading to the first floor and also a door into a useful ground floor wc. There is a light and bright lounge with attractive feature fireplace, a separate dining room and a sizeable kitchen/breakfast room with door leading to the garden. On the first floor there are four well proportioned bedrooms, the main bedroom is especially spacious and has a connected dressing area and an en suite as well as having a good size main bathroom on the first floor. The property has high ceilings, characterful features, bags of charm, mains GCH and has UPVC sash double glazing to the front. Offered for sale with no onward chain.

Externally the property has a gated driveway providing easy parking for a couple of vehicles and there is a very large timber garage adjacent to the property. There is an exceptionally private, walled garden that is relatively level for the most part and is laid to a combination of lawn, shingled and decked seating areas and mature shrubs and hedging. At the far end of the garden there is a garden studio with power and light which has been utilised as an office but has three individual rooms making it a really versatile space.

Collier Close is a small residential cul-de-sac situated on the edge of the Cam Valley where there are public footpaths and scenic countryside walks aplenty. Timsbury village which offers a popular Primary School and many other facilities is just one mile away for convenience and for those looking to commute, Bath city centre is seven miles and Bristol city centre is fourteen miles in distance.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.