



- A unique and most impressive, detached family home, panoramic views
- Spacious lounge with feature fireplace and patio doors opening onto rear garden
- Impressive kitchen dining room with an extensive range of fitted units & integrated appliances
- Further on the ground floor are three rooms, could be double bedrooms or home offices and a luxury family bathroom
- On the first floor are two large double bedrooms, both with ensuite showers, the main bedroom also enjoys views
- Private drive, garage, lawned garden, impressive garden studio with a variety of uses and workshop



"An attractive and unique detached residence situated in an elevated position with panoramic views reaching toward the Mendip Hills".

The property was extensively refurbished and extended during the early 2000's and now boasts sizeable accommodation arranged over two floors. An entrance vestibule with front door opening into a central entrance hallway with doors to all ground floor rooms. The lounge is located to the rear with a feature fireplace and patio doors opening onto the garden. The feature kitchen dining room enjoys a substantial amount of fitted units with integrated appliances an island with inset ceramic hob and extractor over. A fully tiled floor leads onward into the dining area which is light and airy with a Pilkington blue apex glass roof and French doors to front and rear. The accommodation continues with two receptions or bedrooms with bay windows to front and far-reaching views. There is a further large double bedroom on the ground floor and a luxury fully tiled bathroom with slipper bath, wet room style shower area and his & her countertop basins. On the first floor are two large double bedrooms both with ensuite shower rooms and walk in wardrobes, the main bedroom also enjoys breath taking views. The property benefits from gas central heating and double glazing.

Outside to front is a gated private drive and garage with power and lighting. The front garden is an elevated patio with stainless steel and glass balustrade enclosure. Pathway to the right of the property leads into the rear garden. The rear garden is arranged over three levels with a well tended level lawn, paved and decked patios and an impressive / large garden studio with bi-fold doors, power, and lighting. Garden workshop with power and lighting.

Occupying a good size plot on the Northern slopes on the town this property is perfectly placed for commutation to the city of Bath, it is a ten-minute walk to the centre where a good selection of shops, amenities and regular public transport are available.

Tenure: Council Tax Band:





Floor -1 Building 1



Floor 0 Building 2

Approximate total area ⁽¹⁾	2722 ft ² 252.8 m ²
Balconies and terraces	469 ft ² 43.6 m ²
Reduced headroom	131 ft ² 12.1 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents



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

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

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.