



- A superb three bedroom detached home with great potential
- Set within grounds measuring approx 0.65 of an acre
- A huge amount of outdoor space including garaging and parking
- Three ground floor reception rooms, kitchen and utility
- Semi rural location with stunning countryside view
- Offered for sale with no onward sales chain



***'The location is superb with this detached home which benefits from a large double garage, stone outbuilding and is set within half an acre of mature, beautifully tended lawned gardens!'***

This three bedroom detached home offers something a little different and is sure to draw admirers being set in a pretty and quiet location at the top of Stockhill Road and has beautifully tended gardens measuring approximate 0.65 of an acre in total. The property has plenty of accommodation on offer comprising an entrance lobby perfect for shoes, coats and boots which leads into a tidy kitchen/breakfast room. There is a light and bright lounge overlooking the garden a connected dining room as well as having a secondary reception room which could be used as a playroom, office or potentially opened up into the kitchen. The property has a separate utility room, handy wc and there is a hallway with stairs which rise to the first floor. On the first floor there are three well proportioned bedrooms and a family bathroom. The main bedroom enjoys a stunning panoramic view across the valley towards Nettlebridge. The property is double glazed, has oil CH and is connected to septic tank drainage. Offered for sale with no onward chain.

Externally the property sits on a beautiful plot measuring approx 0.65 of an acre of predominantly mature lawns with shrub borders and beds centrally. There is a raised patio outside of the lounge doors and a stone built store/shed located at the bottom of the garden. There is a large double garage and ample driveway parking for numerous vehicles and there is a further room connected to the rear of the existing garage which could be utilised as a workshop or similar if so desired. The property occupies an excellent position, towards the top of Stockhill Road and close to open fields and countryside. The village itself is highly regarded locally and is very well served with a wide range of amenities and services including doctors surgery, village hall, co-op, two pubs and ample transport connections to Bath, Bristol and Wells.

**Tenure: Freehold Council Tax Band: G**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto: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.