



- An extended family home situated in a quiet residential location
- Spacious lounge with media wall and natural space for a home office
- Fitted kitchen with an extensive range of units and door to garden
- Large reception room currently used as a dining room and second lounge
- Five well proportioned bedrooms and attractive family bathroom
- Extensive private drive and sunny and secure south facing garden



"A well extended semi-detached family home located in a quiet residential location, within level walking distance of the village amenities and approx. six miles from Bath city centre".

The accommodation comprises a central entrance hallway with handy cloakroom and understairs cupboard. There is a light and airy lounge with media wall, recessed display and a natural space for a home office or playroom. The kitchen provides an extensive range of fitted units with breakfast bar and door opening onto the rear garden. From the hallway there is a further large reception room (originally the garage) currently used as a second lounge and dining room however does provide the opportunity for many different uses, also benefitting from a door and window onto the rear garden.

On the first floor are five well-proportioned bedrooms and a family bathroom having an attractive fitted suite with shower over bath. Mains gas central heating and double glazing.

Externally to front is an extensive private drive and bin storage area. To the rear is a level and secure enclosed garden having a timber summer house and mature hedging which provides a good deal of privacy. T

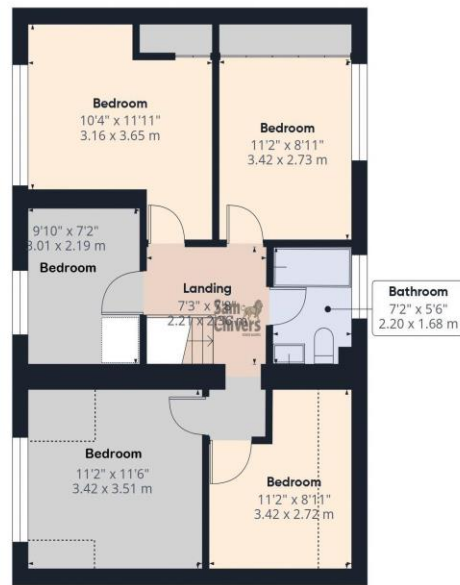
his truly is a fantastic family home presented in particularly good order boasting flexible accommodation and an easy commute into Bath.

Tenure: Freehold. **Council Tax Band:** B.





Floor 0



Floor 1

Approximate total area^m

1384 ft²
128.5 m²

Reduced headroom

43 ft²
4 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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