



Sutton Hill Road, Bishop Sutton
£450,000



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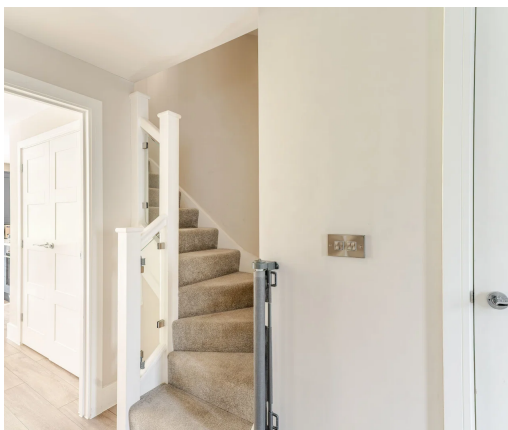
Bedrooms: 3

Bathrooms: 3

Receptions: 1

Verbena Cottage forms part of an exclusive development of just two high-quality, luxurious homes in the popular Chew Valley village of Bishop Sutton. Built to an exacting standard, the property offers the perfect turn-key purchase for buyers seeking a low-maintenance, stylish home with great village amenities on your doorstep.

The stylish gable-fronted, stone-faced façade of the property offers a wonderful first impression, with a private driveway providing parking for three vehicles. Just a few shallow steps rise to the front door of the property, which is sheltered from the elements by a handsome hung porch. There is also a small patio area to the front of the house which is enclosed by attractive railings and is the perfect spot for morning coffee and breakfast.



Entering the house through a smart composite door, you arrive at a stylish entrance hallway which sets the tone for the cool contemporary decor throughout the home. To the right of the hallway is a handy ground-floor cloakroom and doors leading to both the sitting room and the kitchen/breakfast room. The sitting room is a good size and features a square bay to the front, plus a further side window, and an internal sliding door that connects to the kitchen/dining room. Amtico flooring (which features throughout the ground floor) provides a stylish and practical finish to the room, which also benefits from the luxury of underfloor heating, a feature again that can be found throughout all of the ground-floor rooms.



The kitchen/dining room is another superbly presented room and is flooded with light from its south-facing bi-fold doors. There is a further window to the side, providing the room with an excellent dual aspect. The kitchen area features a high-quality Quantum kitchen finished with a chic quartz countertop. There are integrated appliances such as an oven and hob, washing machine, fridge/freezer and dishwasher, all of which are either Neff or Bosch. Separating the kitchen area from the dining room is a fantastic island unit which is perfect for informal dining at the breakfast bar or indeed provides excellent additional food preparation space for those who love to cook.





Moving on to the first floor, you will find three good-sized bedrooms as well as two luxurious bathrooms, one of which features in the master suite. All three bedrooms benefit from fitted wardrobes with attractive shaker-style doors, and all the bedrooms are finished with quality neutral carpets. The family bathroom is fitted with a contemporary-style three-piece white suite with feature tiled walls and LVT flooring, and the en-suite shower room has a walk-in double shower with a multi-position shower head, wall-hung vanity unit and shaver socket.

Outside, the rear garden has a lovely southerly aspect and is fully enclosed by smart lap fencing. The garden features a natural flagstone patio and lawn and has been designed to be low-maintenance. There is a garden tap, outside lighting and space to the side of the house for a small garden shed.

What we love about this property... 4 Verbena Cottage is a super stylish modern home in a great village position. Built with low maintenance, low bills and ease of living in mind, it is the perfect turn-key home, with the benefit of no onward chain.

Situation: The village of Bishop Sutton (www.bishopsutton.org.uk) offers local facilities including a shop/post office, hairdressers, pub and a well-regarded primary school (www.bishopsutton.bathnes.sch.uk) and church. There is a daily school bus to Chew Valley Secondary School (www.chewvalleyschool.co.uk). The Bath & North East Somerset village is perfectly placed for commuting to both Bristol and Bath, whilst long-distance travellers benefit from Bristol International Airport a short distance away, a mainline railway station at Bath and motorway access at a choice of M4 and M5 junctions around Bristol and Bath. The Chew Valley is renowned for its beauty; the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy all of this plus walking and riding on the Mendips close by.



Directions: Travelling into the village of Bishop Sutton, take the right-hand turning onto Sutton Hill Road just after The Red Lion Pub. Proceed up the road for just a short distance and the property can be found on your right-hand side.

What3Words: ///latest.mountain.negotiators

Material Information: This property operates on gas central heating. Council tax band: D. EPC rating: B

