



- A detached village property with far reaching views across the Mendips
- Light and bright lounge with feature log burner, separate home office
- Spacious kitchen, dining room and second lounge with bi-fold doors to garden
- Four bedrooms, panoramic views from front bedrooms, family bathroom
- Extremely private and fully enclosed rear garden with mature planting
- Private drive parking for two to three cars, leading to a tandem double garage



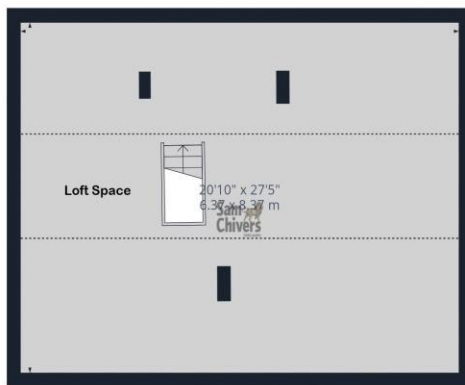
"This four-bedroom family home enjoys far reaching views toward the Mendip Hills, provides light and airy accommodation throughout, there is a home office and tandem double garage making this house the perfect "escape to the country".

The accommodation comprises entrance hallway, study with fitted storage cupboard, cloakroom, lounge to front with feature log burner and double doors opening into a spacious kitchen, dining room and second lounge area with feature bi-fold doors onto garden. The kitchen which looks over the garden, provides a good range of fitted units and there is ample space for a family dining table. From the kitchen there is a door into a side porch with doors to front and rear. On the first floor are four bedrooms, the front bedrooms appreciate panoramic views, there is a family bathroom with shower over bath and from the landing the loft access leads to a large attic space with flooring and boarded ceiling, ideal as a hobby room or easy storage.

Outside to front is a private drive providing convenient parking and leading to a tandem double garage with electric door, power, and lighting. To the rear is a fully enclosed and extremely private garden arranged over two levels with a patio and lawn.

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





Approximate total area⁽¹⁾

2252 ft²
209.2 m²

Reduced headroom

394 ft²
36.6 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.

GIRAFFE360



www.samchiversproperty.co.uk



Sam Chivers Estate Agents



@samchiversestateagents



@samchiversproperty



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent 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.