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Lipyeat House

Lippiatt Lane
BA2 0JD

£539,950

- An impressive 1930's detached house located in a much sought after village
- Entrance vestibule, entrance hallway, handy ground floor w.c.
- Lounge to front with fireplace and bay window, gas central heating
- Open plan kitchen with pleasant rural aspect, dining room and study
- Four bedrooms, large main bed with ensuite bathroom, shower room
- Gated private drive, parking several vehicles, garage, and private garden

"A 1930's detached house enjoying a quiet, sunny location in the much sought after village of Timsbury, adjoining open fields and being offered for sale with no onward".

The accommodation comprises entrance vestibule opening into the main entrance hallway with attractive balustrade staircase with cupboard beneath. Lounge to front with fireplace and bay window. Dining room with window overlooking rear garden. Study area with fireplace and handy cloakroom w.c. Kitchen with a range of fitted units and a pleasant dual aspect across fields. Door into garage which has power and lighting, up and over door front and door and window to side, currently used as an office and store. On the first floor are four decent sized bedrooms, the main bedroom is particularly large with a spacious ensuite bedroom, separate shower room. Gas central heating and double glazing.

Externally the property is approached via five bar gated access into a private drive running from the front of the house around to the left-hand side and bordered by a lawn with a mature apple tree. Parking for several vehicles and leading to the garage. Mature boundary hedging creates a good deal of privacy for this plot and a level lawn sweeps around the right-hand side of the house. Timber summer house and patio garden to rear.

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

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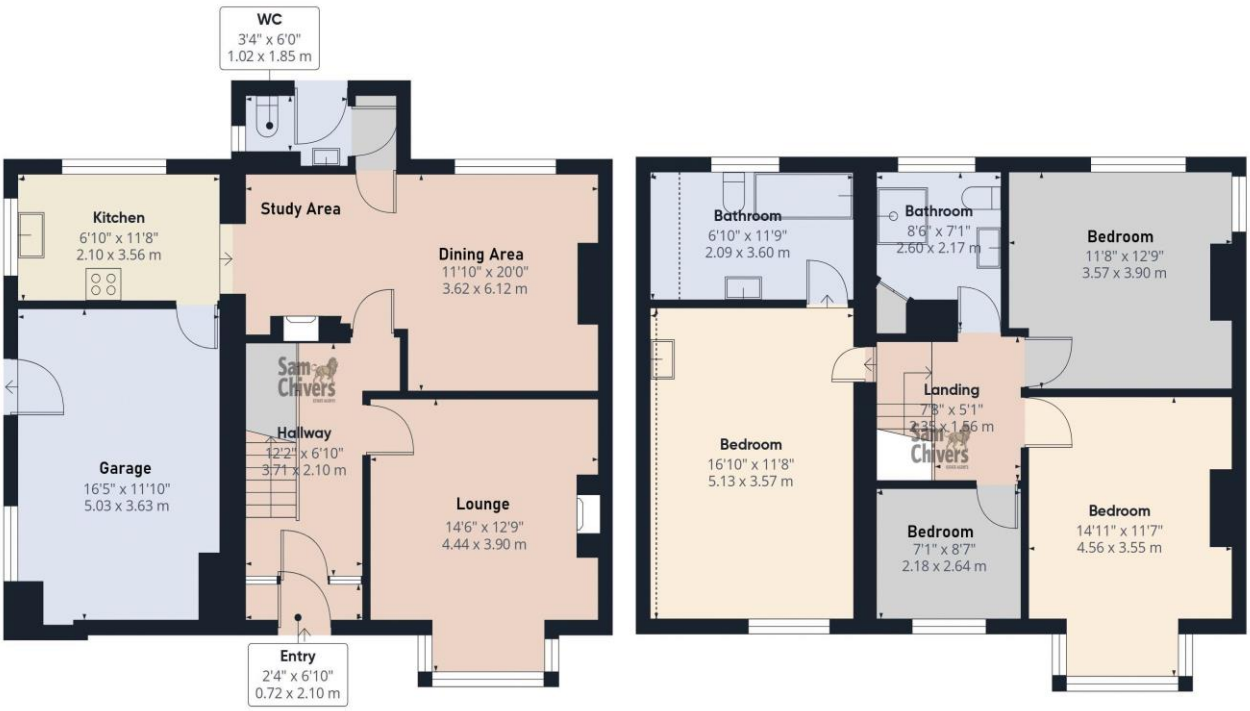

Approximate total area(1)

1527 ft²

142 m²

Reduced headroom

17 ft²

1.6 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.

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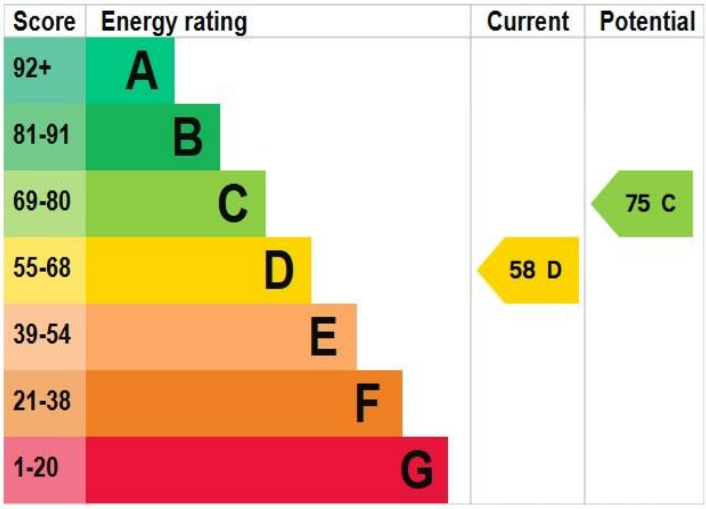

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

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.