



- A mature detached village property just 5 miles from Bath city centre
- Lounge with feature multi-fuel stove, dining room with patio doors to garden
- Kitchen opening onto the rear garden and family bathroom
- An impressive size master bedroom and three further bedrooms
- Extensive private drive and integral double garage
- Decent sized, fully enclosed, private and sunny rear garden



"An exciting opportunity to secure a substantial and mature family home set within a peaceful cul de sac with extensive driveway parking to double garage and private West facing garden".

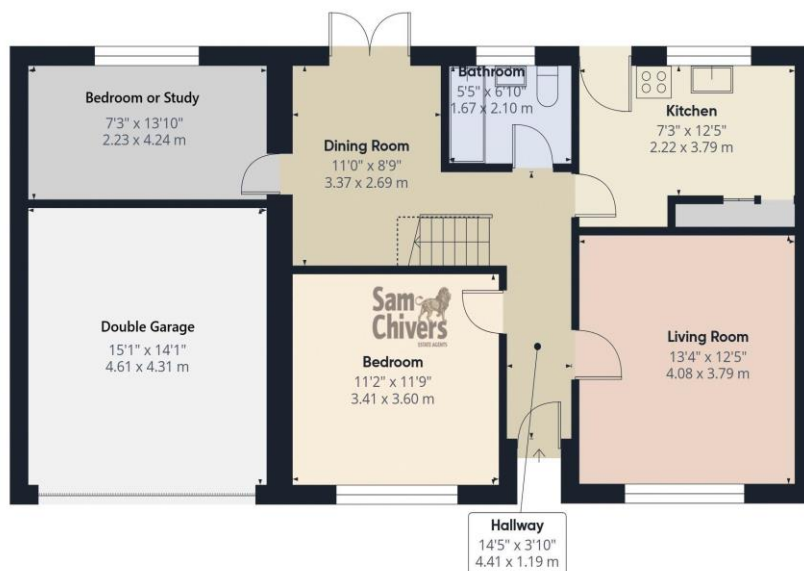
Located in the village of Tunley just five miles from Bath city centre and three miles from Odd Down park-and-ride. The village is an attractive rural setting providing easy access to open countryside, alongside this is a traditional English pub The King William IV, reputed for its classic pub food, local beers and ciders. The property has been in the same ownership for the past 66 years and comes to market for the very first time. The flexible accommodation comprises a central entrance hallway, lounge with feature enamelled multi-fuel stove. There is a dining room with patio doors opening onto the garden and a kitchen which also overlooks the garden. Further on the ground floor are two double bedrooms, one of which is currently used as a study. Family bathroom. An attractive open tread mahogany staircase leads to first floor, the landing space is certainly large enough to form another bedroom however is open plan in style now with bespoke fitted book shelving. An impressively large master bedroom appreciates a sunny aspect as a single bedroom also on this floor. Accessible storage space to the under eaves. Outside to front is a tarmac private drive providing parking for several cars and leads to an integral double garage (which could easily be included within the internal accommodation subject to permissions). A level front garden and pathway leads to a handy storage area and onwards to a decent sized rear garden which enjoys a sunny private aspect. Agents Note; There is a strong village community with an information platform "Tunley Talks", alongside this is a recreation centre where regular fitness classes, dance classes and social events are held. The neighbouring village of Timsbury provides a primary school with an Ofsted rating of outstanding and is under two miles from the doorstep, as well as many other amenities. The property does require general cosmetic updating however is an extremely rare commodity, offering huge potential and is offered for sale with no onward chain!

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

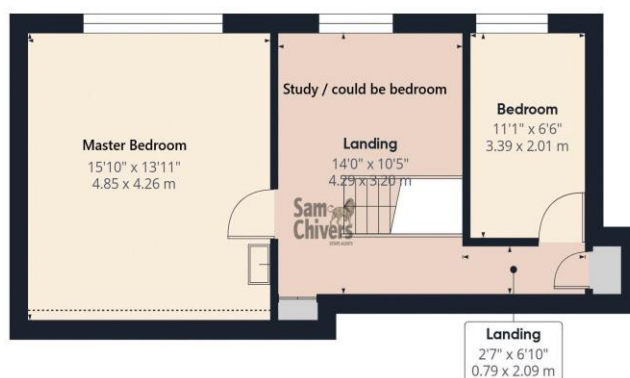








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1405 ft<sup>2</sup>  
130.6 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>  
1.7 m<sup>2</sup>

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

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