



- A large, detached family home located in the much sought after village of Chilcompton
- Spacious lounge with doors opening onto the sunny private garden
- Kitchen/dining room, utility and additional reception which could be a study, playroom, or dining room
- Four decent sized bedrooms with the main bedroom having en-suite shower room, family bathroom
- Private side drive providing ample parking and leading to a double garage
- Super family home with excellent transport links and easy access to the village amenities



"This impressive, detached family home constructed in 2014, situated in the ever-popular village of Chilcompton, lending itself perfectly to a growing family with generous accommodation and plenty of parking!"

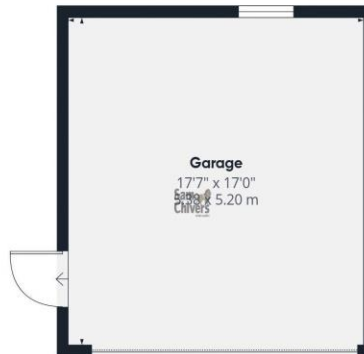
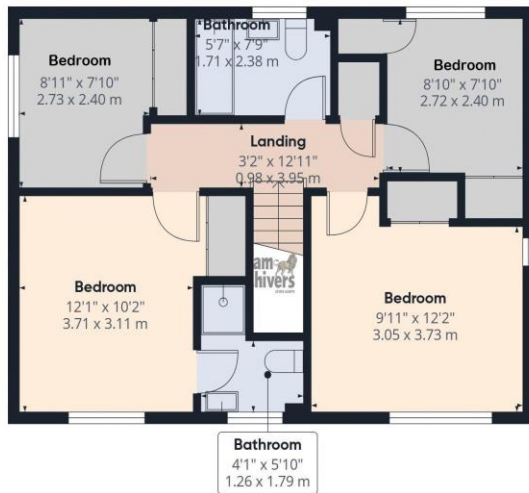
With plenty of well-proportioned living accommodation, lots of accessible parking as well as a double garage, this smart and well-presented four-bedroom detached home is one to be viewed to be appreciated! The accommodation comprises an entrance hall with a handy ground floor w.c. and stairs rising to the first floor. There is a spacious lounge with French doors opening onto the patio and a well fitted kitchen/dining room across the rear with a connected utility room. The property also enjoys a secondary reception room which could be used as a home office, playroom or like suit a buyer's needs.

On the first floor there are four generous sized bedrooms, the main bedroom benefitting from an en suite shower room and there is also a well-presented family bathroom. Gas central heating and double glazing. Externally the property has garden space to three sides which is made up of a lawn with mature borders to the front and side and a sunny, private seating area directly outside of the lounge doors. At the rear of the property there is a handy gravelled area which then also extends behind the garage. There is a large double garage and there is parking for several vehicles in front of the garage or even in front of the property itself, to the rear of the garage, there is a full width garden store.

Located just off Wells Road, this modern home is conveniently located for access to the village primary school. The village is extremely well regarded locally and provides a Co-op supermarket with post office, two popular village pubs, surgeries, and regular public transport. There are recreation areas close by as well as easy access to open fields and countryside for those wanting a semi-rural aspect. Larger towns and cities such as Bath, Bristol & Wells are also inside reasonable commuting distance.

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





Approximate total area⁽¹⁾
1512 ft²
140.4 m²

(1) Excluding balconies and terraces

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		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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