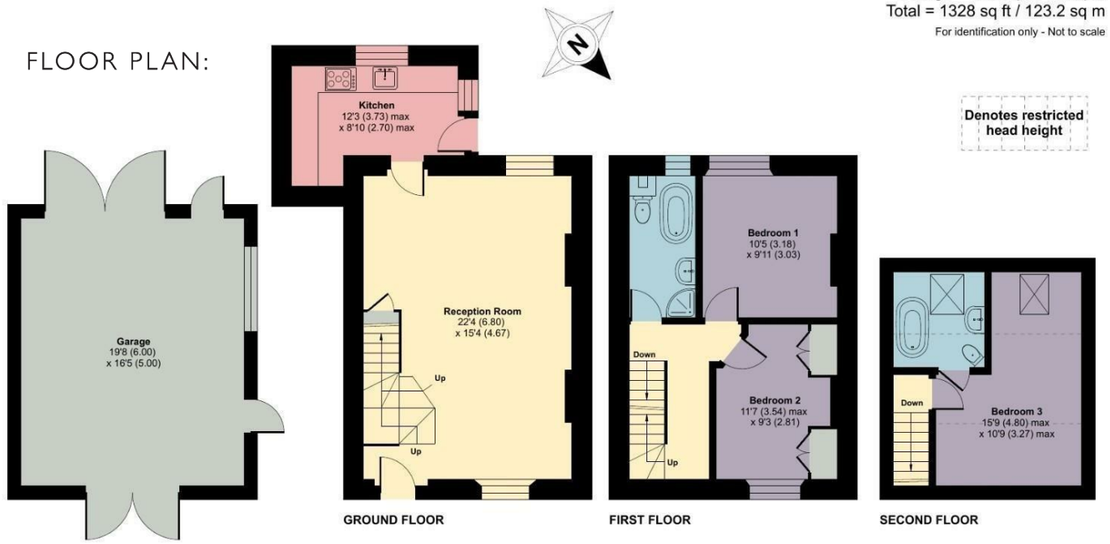
High Street, Hinton Charterhouse, Bath, BA2

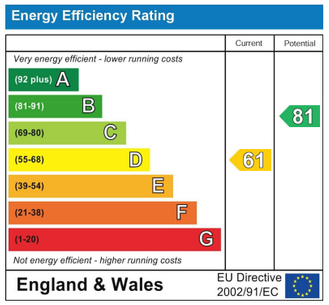
Approximate Area = 892 sq ft / 82.8 sq m
Limited Use Area(s) = 113 sq ft / 10.4 sq m
Garage = 323 sq ft / 30 sq m
Total = 1328 sq ft / 123.2 sq m
For identification only - Not to scale

FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1421288

EPC CHART:



ZEST PROPERTY SERVICES

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



48, High Street, Bath, BA2 7SN

3 Bedroom House - Terraced

Guide price £425,000

- A Well Presented Period Family Cottage
- Desirable Village Location
- Freehold, EPC Rating D, Council Tax Band B
- Light & Airy Accommodation Set Over Three Floors
- Generous Mature Gardens With Garaging

DETAILS

An immaculately presented three bedroom period home situated in the picturesque village of Hinton Charterhouse. The house boasts well balanced, light and airy flexible accommodation set over three floors along with generous gardens and garaging.











DESCRIPTION
As you enter the property, you are welcomed into a bright and spacious dual-aspect reception room. This open-plan living area is filled with natural light and offers a warm, inviting atmosphere, enhanced by a charming log burner and useful built-in storage. The space flows seamlessly through to a modern, well-appointed kitchen, which features a gas hob, a traditional Belfast sink, and generous cupboard space for storage. From here, a characterful stable-style door opens out onto the patio, providing easy access to the garden and creating a lovely connection between the indoor and outdoor living spaces.

The first floor hosts two well-proportioned bedrooms, both offering comfortable and versatile accommodation, along with a stylish family bathroom fitted with a four-piece suite. Occupying the entire second floor is a further bedroom, which benefits from its own en-suite bathroom.

Externally, the property enjoys on-street parking to the front. To the rear, there is a delightful patio area that is ideal for outdoor seating and entertaining, leading onto a generous lawned garden that provides plenty of space to relax and enjoy the outdoors through the warmer months. At the end of the garden there is a fantastic garage that could be converted into a home office if required or be kept for storage or as a workshop. There is also further parking here.

LOCATION
Hinton Charterhouse is an attractive village in Somerset located approximately five miles south of Bath. The village offers a range of local amenities including a Post Office, public houses and a well established cricket club, with a nearby farm shop providing additional local produce and conveniences. Well-regarded primary schools can also be found in the neighbouring villages of Norton St Philip and Freshford.

The nearby city of Bath provides a wide variety of shopping, restaurants, cafés and cultural attractions. Notable facilities include the Theatre Royal Bath and the Thermae Bath Spa, along with extensive sporting facilities at University of Bath. Bath also offers excellent transport links, including a regular bus service from the village into the city centre. The M4 motorway (Junction 18) lies around ten miles to the north, while Bath Spa railway station provides mainline services to London Paddington, Swindon, Bristol and South Wales.

The property is also conveniently located for access to a number of well-regarded schools including Beechen Cliff School, Prior Park College, King Edward's School and Monkton Combe.

