



- An impressive, detached family home situated in a quiet semi-rural location
- Ground floor, lounge, feature kitchen dining room, conservatory, study, utility, cloakroom
- Lower ground floor, self contained studio with shower room and its own private access
- First floor, four double bedrooms, three ensuite shower rooms and bathroom
- Second floor, master bedroom, ensuite bathroom and walk in wardrobe / dressing room
- Extensive private drive, double garage, enclosed gardens, and sunny valley views



"An impressive six-bedroom detached family home with breath taking valley views, enjoying a quiet semi-rural location and is just seven miles from Bath city centre".

Constructed in 2009 and offered for sale with no onward chain! The accommodation is arranged over four floors comprising, ground floor a light and airy lounge with feature log burner, rural views and doors into a conservatory having panoramic valley views and access to the garden. A feature fitted kitchen overlooks the rear garden with an extensive range of fitted units, integrated appliances complimented by polished marble worktops. Walk in utility storage cupboard. A further reception on this floor is currently used as a study however could be a playroom or second lounge, with rural views. From the main entrance hall there is access to all rooms, a handy cloakroom and door with staircase to lower ground floor. The lower ground floor is arranged as a self-contained studio apartment with shower room and its own private external access. On the first floor are four double bedrooms three of which benefit from ensuite shower rooms. On the second floor the master suite comprises a large bedroom space, ensuite bathroom and walk in wardrobe / dressing room.

The property is approached via a private lane and leads to an extensive brick paved private drive with easy access to the double garage. The rear garden is enclosed by steel and glass balustrade and arranged over two levels with sheltered patio area and artificial lawns, the garden is a real sun catch and as with most of the house appreciates far reaching valley views.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	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.