



- A substantial detached family home in a village location
- A modern and individual home built circa 2002
- Three ground floor reception rooms plus an office
- Four large double bedrooms and an en suite
- Gated driveway, parking and a double garage
- Excellent location for commuting to the City of Bath



'A substantial, modern detached family home situated in a quiet tucked away position within the village of Peasedown St. John and is within easy commute of the City of Bath!'

This four bedroom detached family home has a huge amount of living accommodation on offer to a growing family with three reception rooms and a home office all on the ground floor and generous sized double bedrooms plus a bathroom and en suite on the first floor! As you enter the front door there is a hallway with doors to all ground floor accommodation and stairs rising to the first floor. There is a spacious lounge with doors to the garden, a second reception room set up as a snug and a good size kitchen with connected dining room and separate utility room. Also on the ground floor is really handy home office and a wc/cloakroom. On the first floor there are four double bedrooms with the main bedroom having an en suite shower room and there is a main family bathroom with both bath and separate shower enclosure. GCH and double glazing.

Externally, the property is approached via a shared lane which leads up to a private gated driveway here the drive sweeps around the side of property and up to a double garage with electric door. The front has mature trees and shrubs to the surrounds at the front and at the rear there is a garden laid to lawn with a patio outside of the lounge doors.

Huddox Hill is centrally located within the village and therefore is handy for access to the village amenities and the Primary school. A short distance from the property is the Beacon field playing area ideal for those with growing families. The City of Bath is easily commutable being approx 7 miles away and there is regular public transport on offer from the centre of the village.

Tenure: Freehold

Council Tax Band: F





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.