



- No Onward Sales Chain
- Quiet Tucked Away Village Location
- Gas Central Heating & Double Glazing
- Sitting Room With Bay Window & Separate Dining Room
- Large Kitchen/Family Room Over Looking The Rear Garden
- Four Double Bedrooms, Ensuite Shower Room & Family Bathroom



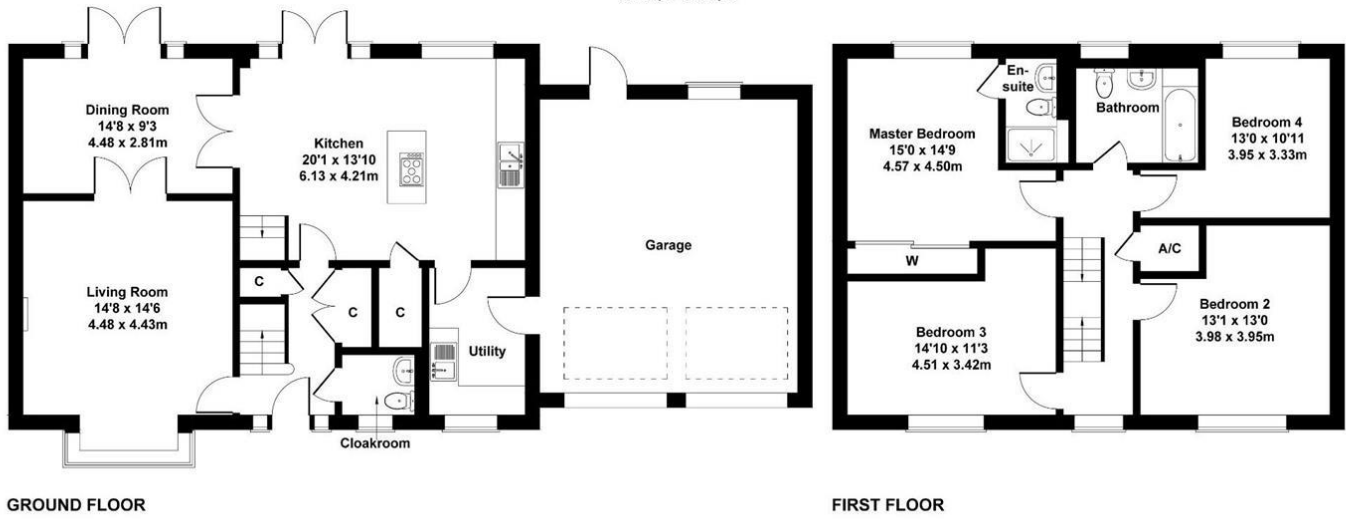
This well presented detached family home was constructed by Ashford Homes in 2019. The Property is extremely well presented throughout and positioned on a generous plot and one that overlooks open fields and countryside to the rear. The village of Chilcompton itself offers superb access to the neighbouring towns of Midsomer Norton, Shepton Mallet as well as the medieval city of Wells. The living accommodation is tastefully presented throughout including entrance hallway, cloakroom/ W.C., bay fronted lounge leading through to the dining room with patio doors out to the garden, an impressive kitchen/family room has had upgraded granite worksurfaces and is a fantastic room for entertaining with a range of contemporary fitted units and integrated appliances, as well as an island with breakfast bar. On the first floor landing are four bedrooms, a well appointed family bathroom and en-suite shower room. All the window openings and patio doors have modern fitted shutters. The property further benefits from gas central heating, underfloor heating system with digital individual room controls, oak flooring, Sky Q on both floors, wireless access point, 1 zone Bluetooth speaker in dining room, fitted T.V. wall brackets, built in wardrobes, dymista anti steam bathroom mirrors. There is a brick paved driveway that provides parking space and access to the double garage. The rear garden is another great space for entertaining friends or family, especially during the summer months with its stunning aspect and views. Please note: there is a resident run management company in place, the fee is -ú50 approx per year.

Tenure: Freehold

Council Tax Band: F



Approximate Gross Internal Area
1667 sq ft - 155 sq m



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	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.