



- An impressive detached family home in a popular position
- Offered to the market for the first time since its construction
- Three generous sized ground floor reception rooms
- Four large double bedrooms and a family bathroom
- Level rear garden, garage and bags of parking
- Offered for sale with no onward chain



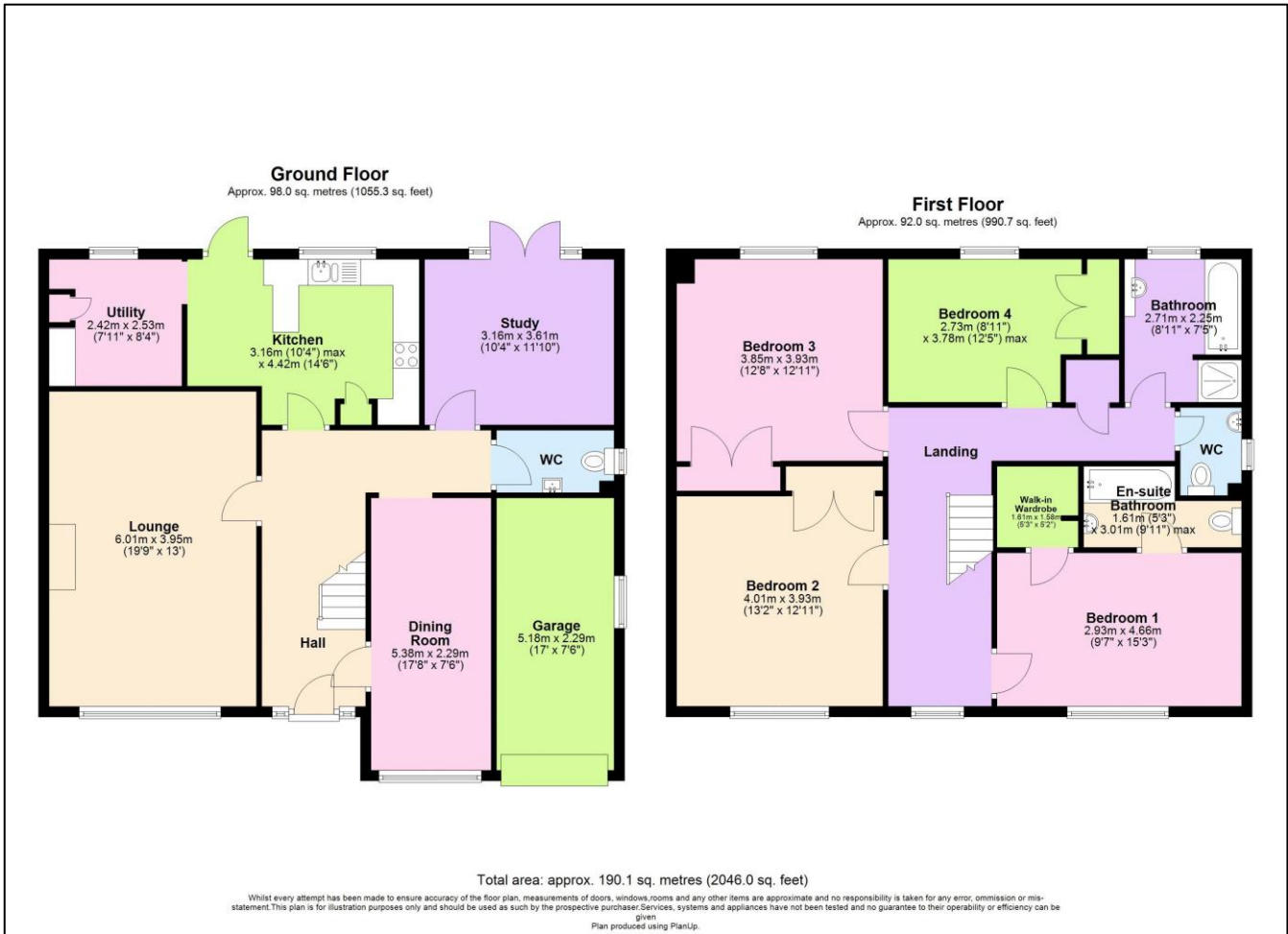
***'An opportunity to purchase an exceptionally large, established family home which has had only one owner from new and has no onward sales chain!'***

This mature, four bedroom detached family home is one not to be missed having been under the same ownership from its build in the early 1970's and offers a huge amount of spacious living accommodation coupled with a large level garden. Upon entering the property there is a large L-shaped hallway with stairs to the first floor and doors to all ground floor accommodation. There is a good size lounge with a picture window to the front, separate dining room (formally one half of the double garage), second reception room/snug and a kitchen breakfast room plus a utility. Also on the ground floor is a separate wc. On the first floor there are four exceptionally large bedrooms including the main bedroom which has both an en suite bathroom and a walk-in wardrobe and the three remaining doubles all have built in wardrobes, plus there is a generous size family bathroom with bath and shower enclosure and separate wc. The property has gas central heating and is double glazed.

Outside the property has ample space to the front for at least 3 or 4 vehicles, a single garage as well as a border to the front boundary. At the rear there is a large level garden which is predominantly laid to lawn and has a patio outside of the rear doors and with a summerhouse/shed to the far end. The property is nicely positioned for access the High Street where an excellent range of shops, schools and services are available alongside regular public transport. Countryside walks and bridleways are easily accessible and for greater services Bath city centre is twelve miles from the house and Bristol city centre is seventeen miles.

**Tenure:** Freehold  
**Council Tax Band:** E





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide 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](mailto: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.