

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Copper Beech, 2 Loxley Batch, Shapwick, TA7 9NZ



**COPPER BEECH, 2 LOXLEY BATCH, SHAPWICK,
TA7 9NZ**

Ashcott 1 mile, Shapwick 0.6 miles, Glastonbury 6 miles, Street 4 miles, Wells 12 miles, Castle Cary 16 miles and Somerton 9 miles.

A delightful Bungalow with generous accommodation and a peaceful position in a small hamlet between two popular villages. It enjoys superb countryside views and a large but manageable garden.

The accommodation includes a storm porch, hall, sitting room, dining room, conservatory, kitchen/breakfast room, utility room, study (or 5th bedroom), 4/5 bedrooms, bathroom and an en suite shower room and dressing room area.

Outside are a double garage and mature gardens. The property totals about a quarter of an acre.

Guide Price £685,000

Location

Loxley Batch, near Ashcott, and close to the delightful village of Shapwick is a much sought after small, residential cul de sac of a handful of individual homes. Copper Beech has one of the best locations with great privacy and a sheltered south facing sunny garden

Also close by is access to a vast network of miles and miles of footpaths giving access to this beautiful countryside.

Description

The small road serving Loxley Batch leads to Copper Beech which is at the far end of the hamlet. This is a handsome Bungalow a neat front garden and a driveway which leads to the adjacent double garage.

Internally the spacious accommodation is well designed with bags of living space and lots of bedrooms. The front door opens into a storm porch and then into the hall which has a large linen cupboard and store cupboard.





The sitting room has a marble fireplace and double doors to a large conservatory with double French doors to the garden. There are also double doors from the sitting room opening to the dining room which also has a door to the kitchen. All well designed for comfortable, easy living.

The kitchen/breakfast room is well fitted with a larder cupboard and an extensive range of units and appliances including a dishwasher and Neff double oven, hob and extractor. This is a big room with plenty of space for a table and chairs. Off this room is a utility room with a sink, cupboard units, the boiler, space and plumbing for a washing machine and dryer. A side door opens to the garden.

The hall continues from the front door through the bungalow and serves the study (or 5th bedroom), 4 bedrooms and the family bathroom which is partly tiled and has both a bath and a shower.

The principal bedroom has an en suite dressing room area with a fitted wardrobes, a hand basin, cupboards and an adjoining shower room.

Outside

A driveway between lawns leads into the property to the double garage and is sheltered by the splendid Copped Beech tree.

On the south side of the bungalow is a beautiful, sunny garden which is slightly in the lea of a gentle hill which gives it shelter and privacy – all complemented by good fencing and high, thick hedges. The garden is well landscaped with lawns, a rockery, specimen shrubs, flower beds and a paved patio terrace next to the conservatory.

The gardens extend on both sides of the bungalow. On the east side is a garden shed and a side door into the garage (which has electricity). On the west side is a discrete area for a storage unit, bins etc and a side gate to the front garden and drive. There are also two garden water taps.

Other points

Freehold. Mains water and electricity. Private drainage. LPG gas central heating. EPC rating 64 (D), Council tax band F. Plot area 0.24 acres





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IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

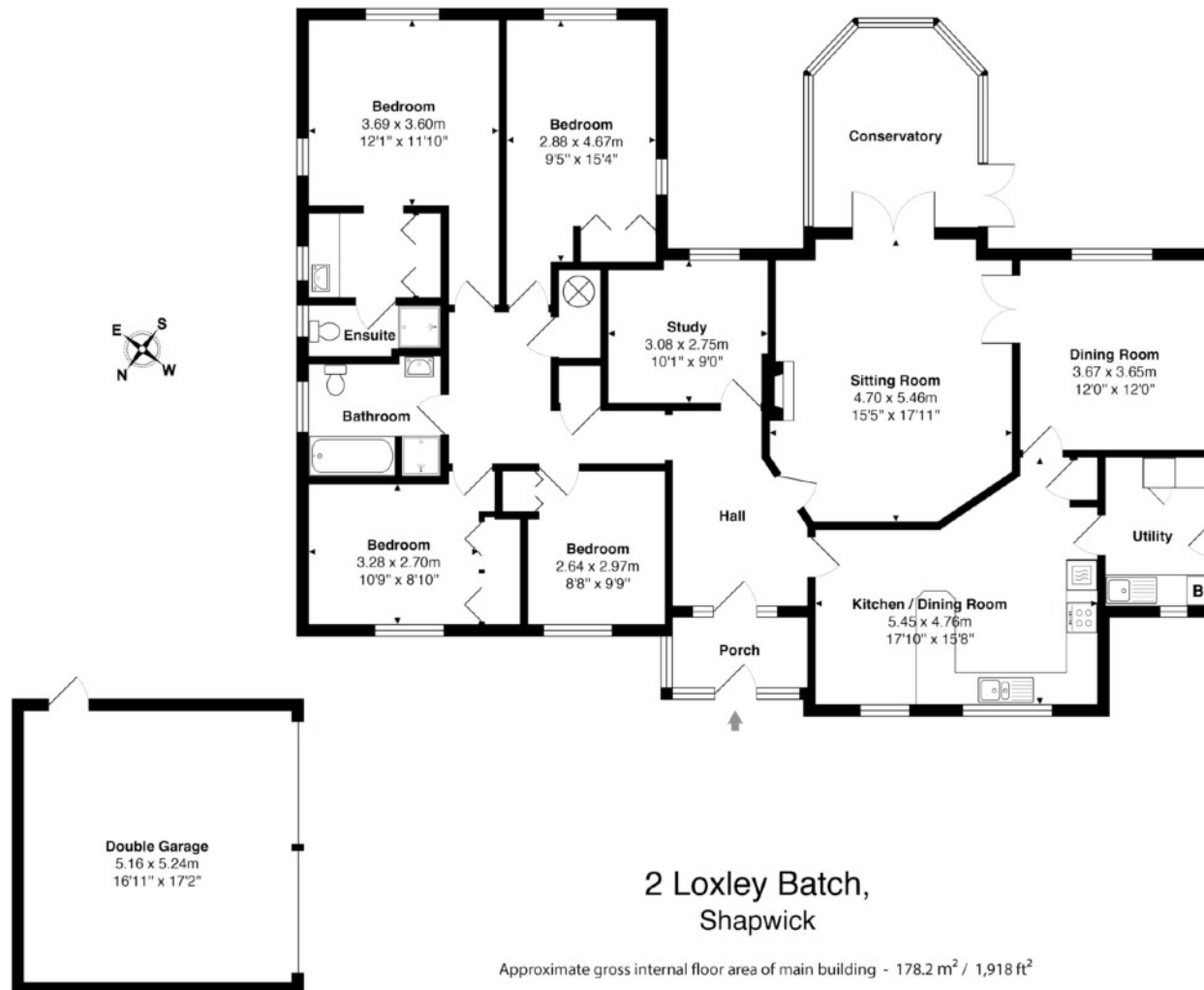
VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property.

All viewings are by appointment with the Agents.

Roderick Thomas, 1 Priory Road, Wells, BA5 1SR.





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