





£725,000

To View:

Holland & Odam  
55, High Street, Wells, Somerset

BA5 2AE

01749 671020  
wells@hollandandodam.co.uk



5



3



3

Energy  
Rating C

Council Tax Band  
E

**Services**

Gas Central Heating  
All main services

**Local Authority**

Somerset Council  
0300 1232224  
mendip.gov.uk

**Tenure**

Freehold



## Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. Stay on the B3139 for 6 miles until you come to the A37. At the staggered cross roads, turn right then immediately left and continue into Chilcompton. On entering the village and staying on the B3139, go past the Co-op shop on your Right. Carters Way is just 0.2 miles further on and can be found on the left hand side. Number 1 is on the left.

## Description

Set in the desirable village of Chilcompton with easy access to Bath and Bristol along with good local schools nearby. This substantial family home is set in a quiet cul de sac location. Having five double bedrooms, all with storage and with two having en-suite/wet rooms. The addition of a converted garage offers a further bedroom or reception room.

Entering into the hallway which gives access to the sitting room, cloak room and storage cupboard. The sitting room is particularly generous and is double aspect with French doors leading out onto the patio and garden. The kitchen can be accessed from the sitting room or the entrance hall. It's a really sociable space and fitted with integrated Neff appliances including an induction hob, double oven, dishwasher and fridge. There are also a large number of wall and base units. The kitchen opens up into the adjoining dining room with plenty of space for a dining table and chairs and this in turn opens into the sun room which has French doors leading out into the rear garden. Off the dining area is a handy utility room with space for a freezer, washing machine and tumble dryer. There's also a sink and a door out. Also off the dining area is access to the converted garage which could be ideal as another reception room or bedroom. It has direct access to a large wet room. Going upstairs, all of the bedrooms can accommodate a double bed and all have storage. The principle bedroom is spacious with a lovely view over the rear garden. It also benefits from a dressing area and ensuite shower room. Bedroom two is a large double with a view to the front while bedrooms three and four look over the rear garden. The family bathroom has bath and separate shower cubicle along with a toilet and wash hand basin. Overall, this a great family home which you could move straight into or equally put your own stamp on if desired.

## Location

The village of Chilcompton offers a wide range of local amenities including general stores, doctors' surgery, public houses, hair salon and a primary school. For more extensive facilities the neighbouring town of Midsomer Norton lies approximately 2 miles away. Chilcompton is conveniently placed for access to Bristol, Bath, Wells, Frome and Shepton Mallet.



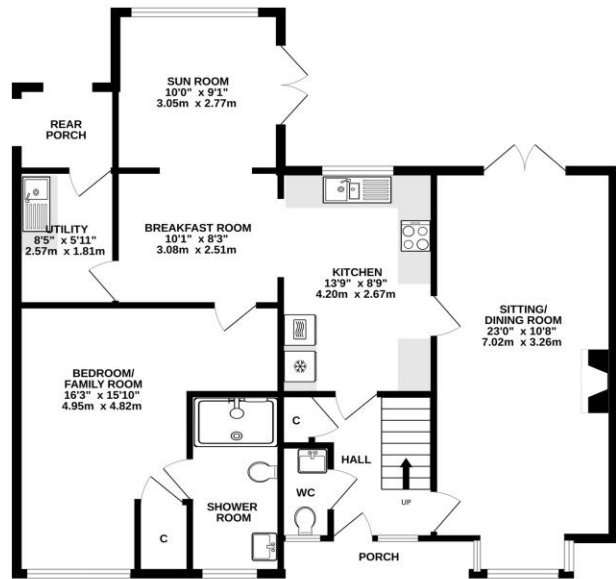


The rear garden is mainly laid to lawn with some attractive borders and a lovely Acer tree. The garden measures approx' 17.2m wide by 17.6m long and has side access. There is a greenhouse and garden shed. To the front of the property is driveway parking for 2 cars and an area of lawn. There is still plenty of room for a new owner to create a garage or extend STPP.

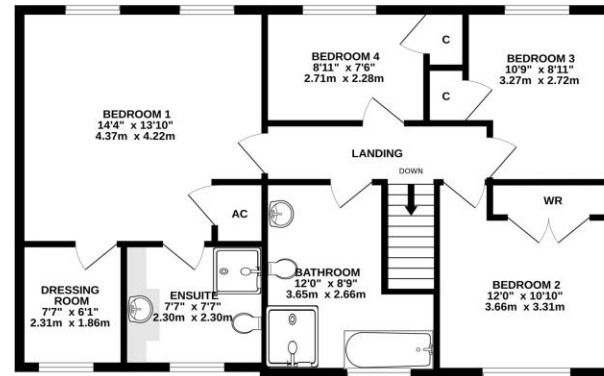
- No onward chain
- Flexible living accommodation with option to use garage conversion as independent space with direct access to a wet room
- Sought after village location
- Close to amenities with good local schools
- Five bedrooms two with en-suite and one with dressing room
- Utility room
- Converted double garage creating additional living space or use as a bedroom
- Generous garden and patio area
- Scope to extend STPP



GROUND FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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